

03 JUN 17 PM 10:59

RECORDING COVER SHEET MTC- 1396-5084
ALL TRANSACTIONS, PER ORS 205.234

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*THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON
PRESENTING THE ATTACHED INSTRUMENT FOR
RECORDING. ANY ERRORS IN THIS COVER SHEET
DO NOT AFFECT THE TRANSACTION(S) CONTAINED
IN THE INSTRUMENT ITSELF.*

State of Oregon, County of Klamath
Recorded 06/17/2003 10:59 a m.
Vol M03 Pg 41445-47
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 3

AFTER RECORDING RETURN TO

*name and address of the person authorized to receive the
instrument after recording, as required by ORS 205.180(4)
and ORS 205.238.*

JAMES E. ENMAN & ANN L. ENMAN
17011 Cheyne Rd.
Klamath Falls, OR 97603

1. NAME(S) OF THE TRANSACTION(S), described in the attached instrument and required by ORS 205.234(a).

Note: Transaction as defined by ORS 205.010 "means any action required or permitted by law to be recorded including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property."

WARRANTY DEED

2. DIRECT PARTY, name(s) of the person(s) described in ORS 205.125(1)(b) or GRANTOR, as described in ORS 205.160.

KEITH L. RICE, JR. and JEAN M. RICE

3. INDIRECT PARTY, name(s) of the person(s) described in ORS 205.125(1)(a) or GRANTEE, as described in ORS 205.160.

JAMES E. ENMAN and ANN L. ENMAN

4. TRUE AND ACTUAL CONSIDERATION PAID for instruments conveying or contracting to convey fee title to any real estate and all memoranda of such instruments, reference ORS 93.030.

\$39,500.00

5. UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS for instruments conveying or contracting to convey fee title to any real estate, reference ORS 93.260.

James & Ann Enman, 17011 Cheyne Rd., Klamath Falls, Or 97603

6. FULL OR PARTIAL SATISFACTION, IF ANY, OF THE LIEN CLAIM CREATED BY THE ORDER or WARRANT, for instruments to be recorded in County Clerk Lien Records, reference ORS 205.125(1)(e).

7. THE AMOUNT OF THE CIVIL PENALTY OR THE AMOUNT, INCLUDING PENALTIES, INTEREST AND OTHER CHARGES, FOR WHICH THE WARRANT, ORDER OR JUDGMENT WAS ISSUED, for instruments to be recorded in County Clerk Lien Records, reference ORS 205.125(1)(c) and ORS 18.325.

AMERITITLE has recorded this instrument by request as an accomodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

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KJR JR
-SPECIAL WARRANTY DEED-

KEITH L. RICE,^{JR.} and JEAN M. RICE, husband and wife,
Grantors, convey and specially warrant to JAMES E. ENMAN and ANN
L. ENMAN, husband and wife, Grantees, the following described
real property, free of encumbrances created or sufferance by the
Grantors, except as specifically set forth herein:

A tract of land situated in the N $\frac{1}{4}$ SW $\frac{1}{4}$ and NW $\frac{1}{4}$ SE $\frac{1}{4}$ of
Section 20, T40S, R10EWM, Klamath County, Oregon,
being more particularly described as follows:

Beginning at a point on the West line of said Section
20, from which the Northwest corner of said Section 20,
as marked by a 5/8 inch iron pin, bears Northerly
2706.79 feet; thence S73°12'53" E 31.33 feet, more or
less, to a 5/8 inch iron pin on the Easterly right of
way line of Cheyne Road; thence continuing S73°12'53" E
1917.53 feet to 5/8 inch iron pin on the Southwesterly
right of way line of the USBR No. 5 Drain (Henley
Drain) thence N55°44' E 25.00 feet to the centerline of
said Drain; thence continuing Southeasterly, along the
centerline of said Drain to the Southwesterly right of
way line of the Southern Pacific Railroad; thence
Southeasterly, along said Southern Pacific Railroad
right of way line, to the South line of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of
said Section 20; thence Westerly, along said South line,
to the Southwest corner of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section
20; thence continuing Westerly along the South line of
the N $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 20 to its intersection with
the Northerly right of way line of the "C" Canal;
thence Northwesterly along the said Northerly right of
way line of said "C" Canal to the West line of the
N $\frac{1}{4}$ SW $\frac{1}{4}$; thence Northerly to the point of beginning,
containing 40.3 acres, more or less, including the area
in said Cheyne Road and said Drain or 35.28 acres more
or less net.

SUBJECT TO AND EXCEPTING:

(1) Rights of the public in and to any portion of the
herein described premises lying within the limits of streets,
roads or highway; (2) The premises herein described are within
and subject to the statutory powers, including the power of
assessment, of Klamath Basin Improvement District; (3) The
assessment roll and the tax roll disclose that the premises
herein described have been specifically assessed as Farm Use
Land. If the land become disqualified for the special assessment
under the statute, an additional tax may be levied; in addition
thereto a penalty may be levied if notice of disqualification is
not timely given; (4) Reservations, restrictions; easements and
rights of way of record and those apparent upon the land; (5)
Rules, regulations, liens and assessments of water users and
sanitation district.

The true and actual consideration for this conveyance
is Thirty Nine Thousand Five Hundred and No/100ths (\$39,500.00)
DOLLARS.

This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate City or County Planning Department to verify approved use.

DATED this 21st day of June, 1988.

7 Keith L Rice Jr

7 Jean M Rice

JR.

Personally appeared the above-named KEITH L. RICE/ and JEAN M. RICE, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

Kristi L. Redd
Notary Public for Oregon
My Commission expires: 11/16/91

