

03 JUL 11 PM 3:53



MTC - 61704 KR

Vol M03 Page 48607

After recording return to:
KLAMATH COUNTY, A GOVERNMENT
ENTITY
305 MAIN STREET
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath
THIS SPACE Recorded 07/11/2003 3:53 P m.
Vol M03 Pg 48607-08
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

Until a change is requested all
tax statements shall be sent to
The following address:

KLAMATH COUNTY, A GOVERNMENT
ENTITY
305 MAIN STREET
KLAMATH FALLS, OR 97601

Escrow No. MT61704-KR

WARRANTY DEED

LEE R. SUKRAW AKA LEE SUKRAW and LOUISE A. HOLST AKA LOUISE SUKRAW, Grantor(s) hereby grant, bargain, sell, warrant and convey to KLAMATH COUNTY, A GOVERNMENT ENTITY, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1:

The N1/2 of the NE1/4 of Section 21, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM a strip of land 30 feet wide on the South side of said property for use as a public road.

ALSO EXCEPTING THEREFROM THAT portion conveyed to Joe H. Wright by deed recorded in Volume 201, page 7, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM that portion lying within the limits of the U.S.R.S. irrigation canals known as the A-3 Lateral, the F-23 Lateral, the F-3 Lateral and within the limits of the U.S.R.S. Drain known as the 1-G Drain.

ALSO EXCEPTING THEREFROM that portion commencing at an iron pin at the centerline intersection of Washburn Way and Joe Wright Road; thence along the centerline of Joe Wright Road South 89° 43' West 679.25 feet; thence North 3° 25' West 30.04 feet to a 3/4" iron pipe for the true point of beginning; thence North 3° 25' West 299.06 feet to a 3/4" iron pipe; thence North 89° 43' East 100.00 feet to a 3/4" iron pipe; thence South 3° 25' East 299.06 feet to a 3/4" iron pipe on the North boundary of Joe Wright Road; thence along said road boundary South 89° 43' West 100.00 feet to the true point of beginning.

ALSO EXCEPTING THEREFROM that portion conveyed to Donald E. Kucera and Nancy I. Kucera, et al, by instrument recorded March 3, 1978 in Volume M-78 at page 4052, Microfilm Records.

Account No.: 3909-02100-00200-000 Key No.: 581221

PARCEL 2:

That portion of the N1/2 NE1/4 of Section 21, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point which bears North 89° 44' West 801.3 feet from the Southeast corner of the NE1/4 of the NE1/4 of Section 21, Township 39 South, Range 9 East of the Willamette Meridian, which point is the intersection of the centerline of the County road now known as the Joe Wright Road, with the Southwesterly right of way line of the U.S.R.S. irrigation canal now known as the A-3 Lateral; thence Northwesterly along the Southwesterly right of way line of said A-3 Lateral, a distance of 176.7 feet; thence North 89° 44' West, parallel with the centerline of said road, a distance of 426.5 feet; thence North 41° 17' West, 590 feet, more or less, to the Easterly right of way line of the U.S.R.S. Drain known as the 1-G Drain; thence Southwesterly along the Easterly right of way of said Drain to the Northeasterly boundary of the U.S.R.S. No. 1 Drain; thence Southeasterly along said No. 1 Drain to the centerline of Joe Wright Road; thence East along said centerline to the point of beginning.

EXCEPTING THEREFROM that portion lying within the right of way of Joe Wright Road.

26 M

ALSO EXCEPTING THEREFROM the following described real property in Klamath County, Oregon:

48608

Commencing at an Iron Pin at the Centerline Intersection of Washburn Way and Joe Wright Road; thence along the centerline of Joe Wright Road, South 89° 43' West, 800.17 feet, more or less, to the Southwesterly boundary of the A-3 Lateral for the true point of beginning; thence along the boundary of the A-3 Lateral North 16° 16' West, 12.08 feet; thence 80.62 feet along the Arc of a curve left (which Arc has a radius of 266.48 feet and a long chord of North 24° 56' West, 80.31 feet); thence North 33° 36' West, 84.00 feet; thence leaving said Lateral Boundary South 89° 43' West, parallel with Joe Wright Road, 440.29 feet; thence South 154.81 feet to the centerline of Joe Wright Road; thence along said centerline, North 89° 43' East, 524.02 feet to the true point of beginning, less that part of the above described Tract lying within Joe Wright Road.

Account No.: 3909-02100-00400-000

Key No.: 581294

PARCEL 3:

Commencing at an iron pin at the centerline intersection of Washburn Way and Joe Wright Road; thence along the center line of Joe Wright Road, South 89° 43' West, 800.17 feet more or less to the Southwesterly boundary of the A-3 Laterals for the true point of beginning; thence along the boundary of the A-3 Lateral North 16° 16' West, 12.08 feet; thence 80.62 feet along the Arc of a curve left (which Arc has a Radius of 266.48 feet and a long chord of North 24° 56' West, 80.31 feet); thence North 33° 36' West, 84.00 feet; thence leaving said Lateral Boundary South 89° 43' West, parallel with Joe Wright Road, 440.29 feet; thence South, 154.81 feet to the centerline of Joe Wright Road; thence along said centerline, North 89° 43' East, 524.02 feet to the true point of beginning, LESS that part of the above described tract lying within Joe Wright Road.

Account No.: 3909-02100-00500-000

Key No.: 581276

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record if any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration for this conveyance is \$700,000.00.

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 USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 10th day of July, 2003.

Lee R. Sukraw
LEE R. SUKRAW AKA LEE SUKRAW

Louise A. Holst
LOUISE A. HOLST AKA LOUISE SUKRAW

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 10, 2003 by LEE R. SUKRAW AKA LEE SUKRAW and LOUISE A. HOLST AKA LOUISE SUKRAW.

Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2003

