

03 SEP 5 PM 3:34
03 AUG 4 PM 3:50

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After recording return to:
Karen Palmquist
8080 E. Langell Valley Road
Bonanza, OR 97623

Until a change is requested all tax statements
shall be sent to the following address:
Karen Palmquist
8080 E. Langell Valley Road
Bonanza, OR 97623

File No.: 7021-233277 (SAC)
Date: July 30, 2003

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M03 Page 55904

State of Oregon, County of Klamath
Recorded 08/4/2003 3:50 p. m
Vol M03 Pg 55904-06
Linda Smith, County Clerk
Fee \$ 31.00 # of Pgs 3

State of Oregon, County of Klamath
Recorded 09/05/03 3:34 p. m
Vol M03 Pg 65950-22
Linda Smith, County Clerk
Fee \$ 31.00 # of Pgs 3

STATUTORY WARRANTY DEED

Albert M. Scott, Jr. and Rita F. Scott as tenants by the entirety, as to Parcel 1

Alsons Farms, Inc., an estate in fee simple, as to Parcel 2, Grantor, conveys and warrants to Karen Palmquist, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

This property is free from liens and encumbrances, EXCEPT:

1. The **2003-2004 Taxes**, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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.

The true consideration for this conveyance is **\$180,000.00**. (Here comply with requirements of ORS 93.030)

NOTE: Deed being re-recorded to correct legal description.

Page 1 of 3

31 K
RR

65951

55905

APN: 811465

Statutory Warranty Deed
- continued

File No.: 7021-233277 (SAC)
Date: 07/30/2003

Albert M. Scott Jr.
Albert M. Scott Jr.

Rita F. Scott
Rita F. Scott

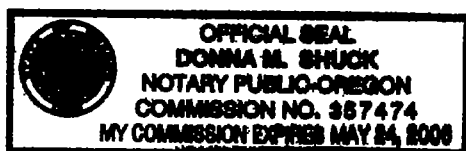
Alsons Farms, Inc.

Albert M. Scott Jr.

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 31st day of July, 2003
by **Albert M. Scott, Jr. and Rita F. Scott and Alsons Farms, Inc.**

Donna M. Shuck
Notary Public for Oregon



My commission expires: 5.24.06

APN: 811465

Statutory Warranty Deed
- continued

File No.: 7021-233277 (SAC)
Date: 07/30/2003

EXHIBIT A

LEGAL DESCRIPTION:

Parcel 1: The NE 1/4 SE 1/4 SE 1/4 and the E 1/2 NW 1/4 SE 1/4 SE 1/4 of Section 29, Township 39 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon; EXCEPTING THEREFROM a strip of land 30 feet off the most Northerly portion lying West of the County Road.

Parcel 2: The SE 1/4 SE 1/4 of Section 29, Township 39 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon; EXCEPTING THEREFROM a strip of land 30 feet wide off the most Northerly portion lying West of the County Road; ALSO EXCEPTING THEREFROM the NE 1/4 SE 1/4 SE 1/4 and E 1/2 NW 1/4 SE 1/4 SE 1/4 of Section 29, Township 39 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

The NE 1/4 NE 1/4 of Section 32 Township 39 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM that portion conveyed to the U. S. A. for irrigation ditch by deed dated January 28, 1925 recorded February 8, 1926 in Volume 69 page 269, Deed records of Klamath County, Oregon.