

03 SEP 17 PM 3:28



After recording return to:  
Peachy P. Thomas and Carol L.  
Thomas  
32227 Rivers Drive  
Chiloquin, OR 97624

Until a change is requested all tax statements  
shall be sent to the following address:  
Peachy P. Thomas and Carol L.  
Thomas  
32227 Rivers Drive  
Chiloquin, OR 97624

File No.: 7021-187069 (SAC)  
Date: September 15, 2003

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath  
Recorded 09/17/03 3:28 p m  
Vol M03 Pg 69426-28  
Linda Smith, County Clerk  
Fee \$ 3.00 # of Pgs 3

### STATUTORY WARRANTY DEED

**Rodney W. Slager, Grantor, conveys and warrants to Peachy P. Thomas and Carol L. Thomas as tenants by the entirety, 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. 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 **\$230,000.00**. (Here comply with requirements of ORS 93.030)

31 K



APN:

Statutory Warranty Deed  
- continuedFile No.: 7021-187069 (SAC)  
Date: 09/15/2003**EXHIBIT A****LEGAL DESCRIPTION:**

Parcel 1: A parcel of land situated in Government Lots 35 and 36 in Section 20, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northeast corner of said Lot 35; thence South  $89^{\circ}40'10''$  East along the North line of said Lot 36 a distance of 645.1 feet to the Northwest corner of parcel conveyed to Lloyd Lee Hall, et ux., by deed recorded in Book M-81 at page 10708, Deed Records of Klamath County, Oregon; thence South along the West line of last mentioned Parcel a distance of 667.07 feet to the South line of said Lot 36; thence North  $89^{\circ}52'45''$  West along the South line of Lots 36 and 35, a distance of 1290.0 feet, more or less, to the Easterly line of a 60 foot roadway; thence along said Easterly line, North  $07^{\circ}03'55''$  East a distance of 675.0 feet, more or less, to the North line of said Lot 35; thence South  $89^{\circ}50'15''$  East along said North line a distance of 561.0 feet, more or less, to the point of beginning.

Parcel 2: A parcel of land situated in Government Lots 16, 25, 27 and 34, Section 20, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point on the East line of Government Lot 16, said point being the Initial Point of River's Bend Subdivision according to the recorded plat thereof; thence Southerly along the Easterly boundary of River's Bend Subdivision to the Southeast corner of said subdivision; thence East along the South line of Government Lot 34, 451.0 feet to a point; thence South  $89^{\circ}50'15''$  East 613.34 feet; thence along the East line of Government Lots 34, 27, 25 and 16, North  $0^{\circ}19'00''$  West 2274.21 feet, more or less, to the point of beginning.