

08 SEP 23 PM 2:10

NR-68065 KR



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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
LEWIS W. SOWLES, III

17000 W. Langell Valley Rd.
Klamath Falls, OR 97603

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

LEWIS W. SOWLES, III

17000 W. Langell Valley Rd.
Klamath Falls, OR 97603

Escrow No. MT62065-KR

State of Oregon, County of Klamath

Recorded 09/29/03 2:10 P m

Vol M03 Pg 72402-3

Linda Smith, County Clerk

Fee \$ 260 # of Pgs 2

WARRANTY DEED

PEGGY J. BIAGGI, Grantor(s) hereby grant, bargain, sell, warrant and convey to LEWIS W. SOWLES, III, 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:

LEGAL DESCRIPTION

PARCEL 1

Township 40 South, Range 13 East of the Willamette Meridian

Section 23: SE1/4

Section 26: E1/2 NW1/4, N1/2 SW1/4, NE1/4, N1/2 SE1/4 and portion of the W1/2 NW1/4 described as follows:

Beginning at a point 1020 feet East of the corner common to Sections 22, 23, 26 and 27, all in Township 40 South, Range 13 East of the Willamette Meridian, thence Southerly and Easterly 1500 feet, more or less, to a point where said course intersects the East line of the SW1/4 NW1/4 of Section 26, thence North along said subdivision line to the Northeast corner of the NW1/4 NW1/4 of said Section 26, thence West 300 feet to the point of beginning.

PARCEL 2

Township 40 South, Range 13 East of the Willamette Meridian

Section 25: NW1/4, W1/2 NE1/4, and all that portion of the E1/2 NE1/4 lying Westerly of the Lost River Diversion Channel.

EXCEPTING THEREFROM: That portion lying within the main drain as conveyed to the United States of America by deed recorded October 23, 1927 in Volume 79, page 131, Deed Records of Klamath County, Oregon and by deed recorded January 22, 1929 in Volume 85, page 186, Deed Records of Klamath County, Oregon.

Account No.:	4013-00000-06500-000	Key No.:	599784
Account No.:	4013-00000-06500-000	Key No.:	629939
Account No.:	4013-00000-07300-000	Key No.:	630008
Account No.:	4013-02600-00100-000	Key No.:	630053
Account No.:	4013-02600-00100-000	Key No.:	598954
Account No.:	4013-02600-00101-000	Key No.:	598927
Account No.:	4013-02600-00101-000	Key No.:	777314
Account No.:	4013-02600-00101-000	Key No.:	777314
Account No.:	4013-02600-00200-000	Key No.:	630062
Account No.:	4013-02600-00200-000	Key No.:	598892
Account No.:	4013-02600-00300-000	Key No.:	630071

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 \$1,050,000.00.

26.00

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 26th day of September, 2003

Peggy J. Biaggi
PEGGY J. BIAGGI

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Sept. 26, 2003 by PEGGY J. BIAGGI.

Kristil Redd
(Notary Public for Oregon)

My commission expires 11/16/2003



LWS
9/28/03