

03 OCT 29 PM 3:21



After recording return to:
Justin R. Watson
2228 Lindley Way
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:
Justin R. Watson
2228 Lindley Way
Klamath Falls, OR 97601

File No.: 7021-285315 (cs)
Date: October 23, 2003

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath
 Recorded 10/29/03 3:21 p. m
 Vol M03 Pg 80475-77
 Linda Smith, County Clerk
 Fee \$ 3.00 # of Pgs 3

STATUTORY WARRANTY DEED

Peter A. Johnson, Grantor, conveys and warrants to Justin R. Watson, 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: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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 **\$72,000.00**. (Here comply with requirements of ORS 93.030)

3/2

APN:

Statutory Warranty Deed
- continuedFile No.: 7021-285315 (cs)
Date: 10/23/2003**EXHIBIT A****LEGAL DESCRIPTION:**

That portion of the SE 1/4 NW 1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon described as follows:

From a point 1564 feet East of the Southwest corner of the NW 1/4 NW 1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian; running thence South 380 feet; thence East 105 feet to the true point of beginning; thence North 150 feet; thence East 50 feet; thence South 150 feet; thence West 50 feet to the point of beginning.

Unofficial
Copy