

04 FEB 18 PM 3:24



NTC - 6397474

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
CLINTON GARDNER
13155 Hwy 140 East
Klamath Falls, OR 97603

State of Oregon, County of Klamath
Recorded 02/18/2004 3:24 p m
Vol M04 Pg 9335-36
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

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

CLINTON GARDNER
13155 Hwy 140 East
Klamath Falls, OR 97603

Escrow No. MT63974-TA

STATUTORY WARRANTY DEED

DON E. POLSON and BEVERLY I. POLSON, Grantor(s) hereby convey and warrant to CLINTON GARDNER and EADIE L. GARDNER, as tenants by the entirety, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon, free of encumbrances except as specifically set forth herein:

Parcel 2 of Land Partition 14-93, located in the SW1/4 of the SE1/4 of Section 15, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

FOR A MORE COMPLETE LEGAL DESCRIPTION SEE ATTACHED EXHIBIT "A" MADE A PART HEREOF.

Tax Account No.: 3910-015D0-00301-000

Key No.: 874510

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is \$120,000.00.

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 17th day of Feb., 2004

Don E. Polson
DON E. POLSON

Beverly I. Polson
BEVERLY I. POLSON

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Feb. 17, 2004 by DON E. POLSON and BEVERLY I. POLSON.



[Signature]
(Notary Public for Oregon)

My commission expires 6-19-04

26.00 km

EXHIBIT "A"
LEGAL DESCRIPTION

09336

Parcel 2 of Land Partition 14-93, located in the SW1/4 of the SE1/4 of Section 15, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Together with a 30 foot wide access easement as set out in Land Partition 14-93 over and across Parcel 1 of said Partition.

ALSO TOGETHER WITH a 30-foot easement for ingress and egress over and across the following described Parcel of land:

Beginning at a point on the North line of the O.C. & E. Railroad right of way, said point being the intersection of said North right of way and the South extension of the East line of the Obenchain parcel; thence North 420.00feet; thence North 85° 30' 34" East 30.09 feet; thence South 417.88 feet to the North line of the O.C. & E. Railroad right of way; thence South 81° 36' 00 West 30.32 feet to the point of beginning.

ALSO TOGETHER WITH a 12-foot wide roadway from Oregon, California and Eastern Railway Company, a Nevada corporation to Herman F. Romtvedt, dated January 29, 1976, recorded February 27, 1981 in Volume M81, page 3433, Microfilm Records of Klamath County, Oregon.

Tax Account No.: 3910-015D0-00301-000

Key No.: 874510