

04 FEB 20 PM 1:05



NTT - 64144 MS

Vol M04 Page 09755

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
RICHARD RAY GERHARDT  
11129 HWY 66  
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath  
Recorded 02/20/2004 11:05 a m  
Vol M04 Pg 9755-56  
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:

RICHARD RAY GERHARDT  
11129 HWY 66  
KLAMATH FALLS, OR 97601

Escrow No. MT64144-MS

**STATUTORY WARRANTY DEED**

WENDY N. TURNER, who aquired title as WENDY N. IVIE, Grantor(s) hereby convey and warrant to RICHARD RAY GERHARDT and DANETTE LYNN FIELDS, with the rights of survivorship, 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:

**SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

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 \$77,000.00.

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 18 day of February 2004  
Wendy N. Turner  
WENDY N. TURNER

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Feb 17, 2004 by WENDY N. TURNER.



Marjorie A. Stuart  
(Notary Public for Oregon)

My commission expires 12/20/06

260 PM

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**09756**

**A parcel of land situate in the W1/2 of the SW1/4 of the SE1/4 of Section 28, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:**

Beginning at the intersection of the Easterly line of the W1/2 SW1/4 SE1/4 of Section 28, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon and the Northerly line of the Klamath Falls – Ashland Highway, and running thence Southwesterly along the Northerly line of said highway 321.9 feet to the Southwest corner of that tract of land described in Deed Volume 100, page 121, Deed Records of Klamath County, Oregon; thence Northerly along the West line of said tract a distance of 501.5 feet more or less to the point of beginning; thence continuing Northerly along West line a distance of 483.00 feet to the Northwest corner thereof; thence West at right angles, 208.35 feet to the Northwest corner of the tract herein described; thence Southerly and parallel with the said West line of tract described in Deed Volume 100, page 121, Deed Records of Klamath County, Oregon, 483.00 feet; thence Easterly parallel to the Northerly line of said tract a distance of 208.35 feet, more or less, to the point of beginning.

Together with an easement over and across the Westerly 12 feet of the following described parcel:

Beginning at the intersection of the Easterly line of the W1/2 of the SW1/4 of the SE1/4 of Section 28, Township 39 South Range 8 East of the Willamette Meridian, Klamath County, Oregon, and the Northerly line of the Klamath Falls – Ashland Highway, and running thence; Southwesterly along the Northerly line of the said highway 321.9 feet to the Southwest corner of that tract of land described in Deed Volume 100, page 121, Deed Records of Klamath County, Oregon, and the true point of beginning of this description; thence Northerly along the West line of said tract a distance of 984.5 feet, more or less, to the Northwest corner thereof; thence Westerly at right angles 208.35 feet to the Northwest corner of the tract herein described; thence Southerly and parallel with the said West line of said tract described in Deed Volume 100, page 121, Deed Records of Klamath County, Oregon, to the Northerly boundary of the said Klamath Falls – Ashland Highway; thence Northeasterly and along said Northerly boundary of said Klamath Falls – Ashland Highway to the point of beginning.

**SAVING AND EXCEPTING the following:**

Beginning at the intersection of the Easterly line of the W1/2 SW1/4 SE1/4 of Section 28, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, and the Northerly line of the Klamath Falls – Ashland Highway, and running thence Southwesterly along the Northerly line of said highway 321.9 feet to the Southwest corner of that tract of land described in Deed Volume 100, page 121, Deed Records of Klamath County, Oregon; thence Northerly along the West line of said tract a distance of 501.5 feet, more or less, to the point of beginning; thence continuing Northerly along West line a distance of 483.00 feet to the Northwest corner thereof; thence West at right angles, 208.35 feet to the Northwest corner of the tract herein described; thence Southerly and parallel with the said West line of tract described in Deed Volume 100, page 121, 483.00 feet; thence Easterly parallel to the Northerly line of said tract a distance of 208.35 feet, more or less, to the point of beginning.

**AND FURTHER EXCEPTING** that portion contained in Deed Volume M99, page 51398, Microfilm Records of Klamath County, Oregon.

**TOGETHER WITH** a 1971 HILLC mobile home, plate #X174632.