

04 APR 16 PM 11:07



MT-64516 KR

Vol M04 Page 22400

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Vernon K. Mourer

~~6520 Hilderbrand Road~~ P.O. Box 1  
~~DAIRY, OR 97625~~ Bonanza, OR 97623

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

Vernon K. Mourer

~~6520 Hilderbrand Road~~ P.O. Box 1  
~~DAIRY, OR 97625~~ Bonanza, OR 97623

State of Oregon, County of Klamath  
Recorded 04/16/2004 11:07 AM  
Vol M04 Pg 22400-01  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

Escrow No. MT64516-KR

## STATUTORY WARRANTY DEED

Donald Marc Nelson, Grantor(s) hereby convey and warrant to Vernon K. Mourer and Charles Robert Mourer not as tenants in common, but with right 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:

### LEGAL DESCRIPTION

#### PARCEL 1:

A parcel of land in the NE1/4 SW1/4 of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the East line of said NE1/4 SW1/4 which bears South 0° 15' 09" East a distance of 194.0 feet from the Northeast corner of said NE1/4 SW1/4; thence North 89° 57' 55" West a distance of 117.54 feet to a point; thence South 0° 15' 09" East a distance of 20.5 feet to a 1/2 inch iron pin; thence North 89° 57' 55" West a distance of 96.96 feet to a 1/2 inch iron pin; thence North 0° 15' 09" West a distance of 174.5 feet to a 1/2 inch iron pin; thence South 89° 57' 55" East a distance of 96.96 feet to a point; thence South 0° 15' 09" East a distance of 77.0 feet to a point; thence South 89° 57' 55" East a distance of 117.54 feet, more or less, to a point on the East line of said NE1/4 SW1/4 thence South 0° 15' 09" East along said East line a distance of 77.0 feet to the point of beginning.

#### PARCEL 2:

A parcel of land in the NE1/4 SW1/4 of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the East line of said NE1/4 SW1/4 which bears South 0° 15' 09" East a distance of 298.34 feet from the Northeast corner of said NE1/4 SW1/4, said point also being the most Easterly corner of Lot 1, Block 22, First Addition to Bonanza, Oregon; thence Northwesterly along the Northeasterly line of said Lot 1 to the most Northerly corner thereof; thence North 0° 15' 09" West a distance of 28.8 feet to a point; thence South 89° 57' 55" East a distance of 117.54 feet, more or less, to the East line of said NE1/4 SW1/4; thence South 0° 15' 09" East along said East line a distance of 104.34 feet, more or less to the point of beginning.

2600 AM

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 \$140,000.00.

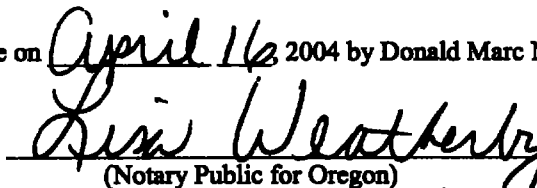
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 16 day of April 2004.

  
Donald Marc Nelson

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on April 16 2004 by Donald Marc Nelson.

  
(Notary Public for Oregon)

My commission expires 11/20/07

