

04 MAY 7 PM 3:14



MT-64593 SH

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

JOHN WELCH

P.O. Box 3523

Ashland, OR 97520

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

JOHN WELCH

P.O. Box 3523

Ashland, OR 97520

Escrow No.

MT64593-SH

State of Oregon, County of Klamath

Recorded 05/07/2004 3:14 p. m

Vol M04 Pg 28145-46

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

### STATUTORY WARRANTY DEED

**JOHN WELCH**, Grantor(s) hereby convey and warrant to **JOHN WELCH and CINDY WELCH**, 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:

**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 **\$1.00**.

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

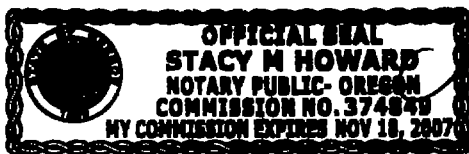
7th day of May, 2004

John Welch  
JOHN WELCH

State of

Oregon  
County of **KLAMATH**

This instrument was acknowledged before me on May 7, 2004 by .



Stacy M. Howard  
(Notary Public)  
My commission expires 11/18/2007

2600

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

**28146**

**Parcel 1**

A portion of the SE1/4 NW1/4 of Section 1, Township 40 South, Range 7 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point 200 feet West of the center of Section 1, Township 40 South, Range 7 East of the Willamette Meridian; thence North 1,030 feet to the Southerly right-of-way of the Klamath Falls-Ashland Highway; thence South 57° West 238.4 feet along said right-of-way; thence South 900 feet; thence East 200 feet to the point of beginning.

**EXCEPTING THEREFROM**

A parcel of land located in the SE1/4 of the NW1/4 of Section 1, Township 40 south, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the South line of the Southeast 1/4 of the Northwest 1/4 of Section 1, Township 40 South, Range 7 East of the Willamette Meridian, said point being North 89° 47' 13" West, 200.00 feet from the center 1/4 corner of said Section 1, said point also being the Southeast corner of a parcel of land described in Deed Records, Volume M70, page 5467; thence North 00° 08' 17" East along the East line of said parcel a distance of 260.00 feet; thence North 89° 47' 13" West a distance of 200.00 feet to a point on the West line of said parcel; thence South 00° 08' 17" East, along the West line of said parcel, a distance of 260.00 feet to a point on the South line of the Southeast 1/4 of the Northwest 1/4 of said Section 1, thence South 89° 47' 13" East, along said South line a distance of 200.00 feet to the point of beginning.

**Parcel 2**

A parcel of land located in the SE1/4 of the NW1/4 of Section 1, Township 40 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of a parcel of land described in Deed Records M71, page 862, Klamath County, Oregon, said point being North 89° 47' 13" West 200.00 feet and North 00° 08' 17" East, 260.00 feet from the center 1/4 corner of said Section 1; thence South 89° 47' 13" East, 70.00 feet; thence North 5° 03' 20" West, 773.37 feet, more or less to the Northwest corner of that parcel of land described in said Deed Records M71, page 862; thence South 00° 08' 17" West along the West line of said parcel a distance of 770.00 feet more or less to the point of beginning.