



After recording return to:  
Kenneth P. Boersma and Bernadette  
C. Boersma  
11083 Hwy 66  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
Kenneth P. Boersma and Bernadette C.  
Boersma  
11083 Hwy 66  
Klamath Falls, OR 97601  
File No.: 7021-363725 (SAC)  
Date: May 07, 2004

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath  
Recorded 05/12/2004 3:28 p m  
Vol M04 Pg 29214-17  
Linda Smith, County Clerk  
Fee \$ 36.00 # of Pgs 4

## STATUTORY WARRANTY DEED

**Thomas Grafft and Amy Grafft as tenants by the entirety, Grantor, conveys and warrants to Kenneth P. Boersma and Bernadette C. Boersma as tenants by the entirety, 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:**

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 **\$143,700.00**. (Here comply with requirements of ORS 93.030)

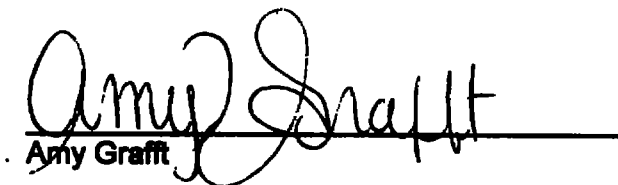
29215

APN: 490651

Statutory Warranty Deed  
- continued

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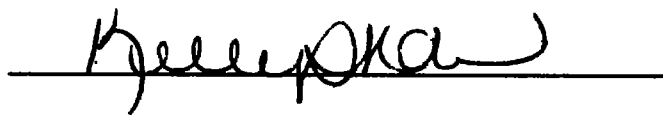
  
Thomas Grafft

  
Amy Grafft

STATE OF ~~California~~ Oregon )  
County of California ) ss.  
County of California )

This instrument was acknowledged before me on this 10 day of May, 2004  
by Thomas Grafft and Amy Grafft.



  
Notary Public for Oregon  
My commission expires: 11-01-07

**EXHIBIT A****LEGAL DESCRIPTION:**

**Parcel 1:** A parcel of land situate in the SW ¼ of the SE ¼ of Section 28, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a 5/8 inch iron rod on the Northwestern right of way line of the Klamath Falls-Ashland Highway the Southeast corner of the above described property from which the one-quarter corner common to Sections 28 and 33 bears South 62°36'15" West, 234.43 feet, along said Highway right of way, to a 5/8" iron rod, and North 86°28'26" West, 183.89 feet; thence from said point of beginning, North 00°06'42" West 322.90 feet to a ½" iron rod; thence North 84°00'36" West, 171.14 feet to a ½" iron rod; thence South 2°44'11" East, 40.64 feet to a ½" iron rod; thence South 76°20'02" East, 80.72 feet to a ½" iron rod; thence South 1°16'58" East, 42.00 feet to a ½" iron rod; thence South 52°17'32" East, 77.55 feet to a ½" iron rod; thence South 0°11'49" West, 206.67 feet to a ½" iron rod on the Northwestern right of way line of the above described highway; thence North 62°36'15" East, 32.55 feet, along said right of way line, to the place of beginning.

**Parcel 2:** Beginning at the Intersection of the Easterly line of the W 1/2 of the SW 1/4 of the SE 1/4 of Section 28, Township 39 South, Range 8 East, Willamette Meridian, 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, 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,** beginning at the Intersection of the Easterly line of the W 1/2 SW 1/4 SE 1/4 of Section 28, Township 39 South, Range 8 East, 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.

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AND FURTHER EXCEPTING the following described parcel: A parcel of land situate in the SW 1/4 of the SE 1/4 of Section 28, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows: Beginning at a 5/8 Inch Iron rod on the Northwestern right of way line of the Klamath Falls-Ashland Highway at the Southeast corner of the above described property from which the one-quarter corner common to Sections 28 and 33 bears South 62°36'15" West, 234.43 feet, along said highway right of way to a 5/8 Inch Iron rod, and North 86°28'26" West 183.89 feet; thence from said point of beginning, North 00°06'42" West 322.90 feet to a 1/2 Inch Iron rod; thence North 84°00'36" West, 171.14 feet to a 1/2 Inch Iron rod; thence South 2°44'11" East, 40.64 feet to a 1/2 Inch Iron rod; thence South 76°20'02" East 80.72 feet to a 1/2 Inch Iron rod; thence South 1°16'58" East 42.00 feet to a 1/2 Inch Iron rod; thence South 52°17'32" East 77.55 feet to a 1/2 Inch Iron rod; thence South 0°11'49" West, 206.67 feet to a 1/2 Inch Iron rod on the Northwestern right of way line of the above described highway; thence North 62°36'15" East, 32.55 feet along said right of way line, to the place of beginning.