

04 MAY 17 AM 11:20

Vol M04 Page 30479



After recording return to:  
Dick R. Ralling  
34117 Sprague River Hwy

Until a change is requested all tax statements  
shall be sent to the following address:  
Dick R. Ralling  
34117 Sprague River Hwy

File No.: 7021-368245 (SAC)  
Date: May 10, 2004

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath  
Recorded 05/17/2004 11:20 a m  
Vol M04 Pg 30479-81  
Linda Smith, County Clerk  
Fee \$ 31.00 # of Pgs 3

### STATUTORY WARRANTY DEED

**Arnold Baumgartner**, Grantor, conveys and warrants to **Dick R. Ralling**, 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.

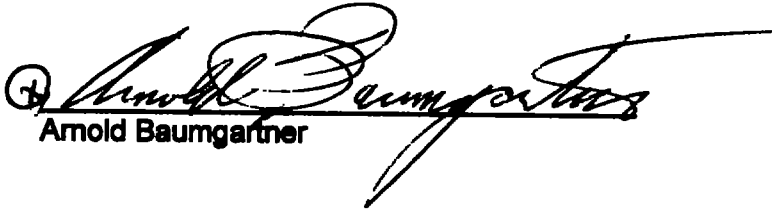
The true consideration for this conveyance is **\$300,000.00**. (Here comply with requirements of ORS 93.030)

30480

APN: 336568

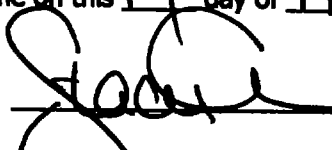
Statutory Warranty Deed  
- continued

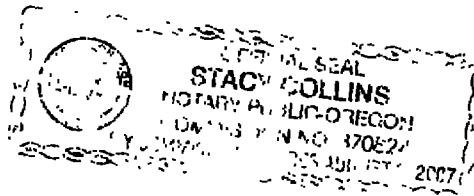
File No.: 7021-368245 (SAC)  
Date: 05/10/2004

  
Arnold Baumgartner

STATE OF Oregon )  
County of Klamath )ss.  
)

This instrument was acknowledged before me on this 14 day of May, 2004  
by Arnold Baumgartner.

  
\_\_\_\_\_  
Notary Public for Oregon  
My commission expires: 8-20-07



APN: 336368

Statutory Warranty Deed  
- continuedFile No.: 7021-368245 (SAC)  
Date: 05/10/2004**EXHIBIT A****LEGAL DESCRIPTION:**

The SE1/4 SE1/4 In Section 23; and the SW1/4 SW1/4 In Section 24, Township 36 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH an easement for road and utility purposes over the South 60 feet of that portion of the SW1/4 of the SE1/4 of Section 23 lying Easterly of Sprague River Highway In Township 36 South, Range 11 East of the Willamette Meridian.

TOGETHER WITH beginning at a point that is 54 feet Westerly of the Southwest corner of the SE1/4 SE1/4 of Section 23, Township 36 South, Range 11 East of the Willamette Meridian; thence in a Northeasterly direction along an existing fence line to a point that is South 16.5 feet and Westerly 23 feet from the Northwest corner of the SE1/4 SE1/4 of said Section 23; thence Easterly to the Westerly line of the SE1/4 SE1/4; thence Southerly along the Westerly line of the SE1/4 SE1/4 to the Southwest corner thereof; thence Westerly 54 feet to the point of beginning.

SAVING AND EXCEPTING beginning at the Northwest corner of the SE1/4 SE1/4 of Section 23 Township 36 South, Range 11 East of the Willamette Meridian; thence Easterly along the North line of the SE1/4 SE1/4 to the Northeast corner thereof; thence Southerly along the Easterly line of the SE1/4 SE1/4 approximately 23.8 feet to an existing fence line; thence in a Northwesterly direction along said fence line to a point that is South on the Westerly line of the SE1/4 SE1/4 a distance of 16.5 feet from the Northwest corner of the SE1/4 SE1/4; thence North to the Northwest corner of the SE1/4 SE1/4 and the point of beginning.