

04 JAN 23 PM 1:58

04 JUN 14 PM 3:31



After recording return to:
Jeffrey E. Brown
1410 W. 25th
Eugene, OR 97405

Until a change is requested all tax statements
shall be sent to the following address:
Jeffrey E. Brown
1410 W. 25th
Eugene, OR 97405

File No.: 7021-319016 (cs)
Date: January 14, 2004

**Re-recording to ^{correct}~~collect~~
legal description

Vol M04 Page 04356

State of Oregon, County of Klamath
Recorded 01/23/2004 1:58 p m
Vol M04 Pg 41356-59
Linda Smith, County Clerk
Fee \$ 36.00 # of Pgs 4

Vol M04 Page 38127

State of Oregon, County of Klamath
Recorded 06/14/2004 3:31 p m
Vol M04 Pg 38127-130
Linda Smith, County Clerk
Fee \$ 36.00 RR # of Pgs 4

STATUTORY WARRANTY DEED

Richard A. Dixon and Bonnie E. Dixon, Grantor, conveys and warrants to **Jeffrey Elliot Brown**, 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 **\$525,000.00**. (Here comply with requirements of ORS 93.030)

36 F RR

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APN: R1376

Statutory Warranty Deed
- continued

File No.: 7021-319016 (cs)
Date: 01/14/2004

Richard A. Dixon
Richard A. Dixon

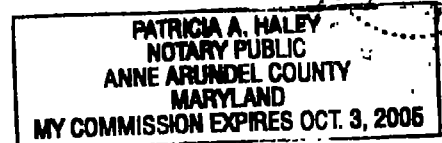
Bonnie E. Dixon
Bonnie E. Dixon

STATE OF Maryland)
County of Anne Arundel) ss.

This Instrument was acknowledged before me on this 21st day of January, 2004
by Richard A. Dixon and Bonnie E. Dixon.

Patricia A. Haley

Notary Public for
My commission expires:



APN: R1376

Statutory Warranty Deed
- continued

File No.: 7021-319016 (ca)
Date: 01/14/2004

EXHIBIT A

LEGAL DESCRIPTION:

Township 38 South, Range 10 East of the Willamette Meridian

Section 36: S 1/2, SAVING AND EXCEPTING all that portion of the W 1/2 W 1/2 SW 1/4 of said Section 36 which lies Westerly from the Westerly boundary of the right of way of the Klamath Falls-Lakeview Highway and more particularly described as follows: Beginning at the Southwesterly corner of said Section 36 and running thence North 0°23' East along the Westerly boundary of said Section 36, 2610 feet, more or less, to its intersection with the Westerly boundary of the right of way of said Klamath Falls-Lakeview Highway; thence Southerly following said right of way line 2625 feet, more or less, to its intersection with the Southerly boundary of said Section 36; thence West along said Section boundary 51.3 feet, more or less, to the point of beginning.

S 1/2 N 1/2; NW 1/4 NW 1/4; SAVING AND EXCEPTING all that portion of the W 1/2 NW 1/4 lying West of the Klamath Falls-Lakeview Highway, and also SAVING AND EXCEPTING therefrom that portion conveyed to the State of Oregon by deed recorded in Volume 111 at page 201, and more particularly described as follows: Beginning at a point on the Westerly right of way line of the Klamath Falls-Lakeview Highway, said point being 30 feet distant from (which measured at right angles to) the center line of said highway at Engineer's Station 694 + 53.1, said point being 636 feet South and 370 feet East of the Northwest corner of Section 36; thence North 76°24' West a distance of 150 feet; thence North 13°36' East a distance of 290.4 feet; thence South 76°24' East a distance of 150 feet to the Westerly right of way line of said Klamath Falls-Lakeview Highway; thence South 13°36' West along said right of way line a distance of 290.4 feet to the point of beginning.

Township 39 South, Range 10 East of the Willamette Meridian

Section 1: All, SAVING AND EXCEPTING that portion of Lot 4 of said Section 1 which lies Westerly from the Westerly boundary of the right of way of The Klamath Falls-Lakeview Highway, and more particularly described as follows: Beginning at the Northwestern corner of said Section 1 and running thence South 1°28' East along the Westerly boundary of said Section 1, 304.5 feet, more or less to its intersection with the Westerly boundary of the right of way of the Klamath Falls-Lakeview Highway; thence North 8°08' East along said right of way boundary 307.7 feet to its intersection with the Northerly boundary of said Section 1, thence West along said Section boundary 51.3 feet, more or less, to the point of beginning.

Section 2 and Section 11: Beginning at the Northeast corner of the SE 1/4 SE 1/4 of Section 2, Township 39 South, Range 10 E.W.M., and running West to the Easterly right of way line of the Oregon California & Eastern Railroad; thence Southwesterly along the right of way to a point in the NE 1/4 NE 1/4 of Section 11, which lies due North 375 feet from the centerline of Oregon Highway 66, which said point is 200 feet from, when measured at right angles to, the centerline of said highway; thence parallel to and 200 feet at right angles from said centerline to the Easterly boundary line of the NE 1/4 NE 1/4 Sec. 11; thence due North to point of beginning.

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APN: R1376

Statutory Warranty Deed
- continued

File No.: 7021-319016 (cs)
Date: 01/14/2004

Section 12: NW 1/4 NW 1/4; SAVING AND EXCEPTING therefrom all that portion lying South of a line 200 feet due North of the centerline of Oregon Highway 66 and running parallel to said Highway to a point on the South boundary of said NW 1/4 NW 1/4, which is 200 feet due North of said centerline, less all present existing rights of way.

That portion of the SW 1/4 NW 1/4 lying North of the Klamath Irrigation District "E" Canal.

Beginning at the Northwest corner of the NE 1/4 NW 1/4 of Section 12, Township 39 South, Range 10 E.W.M., and running thence due South of the Northern right of way line of Klamath Irrigation District "E" Canal, thence Northeasterly along said right of way line 500 feet; thence Northeasterly to a point on the Northern boundary line of the NE 1/4 NW 1/4 which point lies due East 990 feet from the point of beginning, thence due West 990 feet to the point of beginning.

ALSO, THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY IN KLAMATH COUNTY, OREGON, LYING EAST OF STATE HIGHWAY 140 (KLAMATH FALLS LAKEVIEW HIGHWAY: The S½N½ and the N½S½ of Section 2, Township 39 South, Range 10 East Willamette Meridian, Klamath County, Oregon, EXCEPT that portion thereof lying within the boundaries of the Oregon California and Eastern Railway right of way.

R.D.
Initial

B.D.
Initial