

04 JUN 18 PM 3:35

NTC - 45350KR

Vol M04 Page 39474



State of Oregon, County of Klamath
Recorded 08/18/2004 3:35 p m
Vol M04 Pg 39474-75
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

After recording return to:

John W. Spradley
32848 Transformer Road
Malin, OR 97632

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

John W. Spradley
32848 Transformer Road
Malin, OR 97632

Escrow No. MT65356-KR

STATUTORY WARRANTY DEED

William N. Whitlatch and Julie M. Whitlatch, as tenants by the entirety, Grantor(s) hereby convey and warrant to John W. Spradley and Sydney L. Spradley, 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:

EXHIBIT "A" LEGAL DESCRIPTION

A tract of land in NE1/4 NW1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the North-South center line of said Section 9, which bears South 0° 06' West, a distance of 986.5 feet from the 1/4 section corner common to Sections 4 and 9, said Township and Range; thence continuing South 0° 06' West, along said center section line a distance of 343.3 feet, more or less, to the Southeast corner of said NE1/4 NW1/4; thence North 89° 30' West along the South line of said NE1/4 NW1/4, a distance of 655.2 feet to a point; thence North 0° 06' East, parallel to the East line of said NE1/4 NW1/4 a distance of 336.65 feet to a point; thence North 89° 55' East a distance of 655.1 feet, more or less, to the point of beginning.

Subject to a 25 foot easement along the West side of said Tract.

EXCEPTING THEREFROM a parcel of land situated in the NE1/4 NW1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 1/2 inch rebar from which the 1/4 corner of Sections 4 and 9 bears North 37° 22' 24" East 1081.28 feet; thence South 58° 32' 00" East 207.30 feet to a 1/2 inch rebar; thence South 00° 06' 00" West 193.83 feet to a 1/2 inch rebar; thence South 89° 28' 30" West 177.00 feet to a 1/2 inch rebar; thence North 00° 06' 00" East 300.41 feet to the point of beginning.

TOGETHER WITH an easement, subject to the terms and provisions thereof, as disclosed by instrument between Marion L. Lindsay and Elfrieda C. Lindsay, husband and wife, and Harold E. Reed and Sharon S. Reed, husband and wife, recorded May 5, 1978 in Volume M78, page 9140, Microfilm Records of Klamath County, Oregon.

TOGETHER WITH a portion of Parcel 1 of Minor Land Partition 80-49 situated in the NE1/4 NW1/4, Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 1/2 inch rebar with a plastic cap stamped 362 located on the Northeast corner of said Parcel 1; thence South 00° 07' 00" West, along the Easterly line of said Parcel 1, 11.42 feet to a 5/8 inch rebar with a plastic cap stamped LS2250; thence North 49° 15' 00" West, 60.30 feet to a point on the Northerly line of said Parcel 1; thence South 58° 33' 38" East, along said Northerly line 53.57 feet to the point of beginning.

2600 am

(Legal description continued)

39475

EXCEPTING THEREFROM a portion of Parcel 2 of Minor Land Partition 80-49 situated in the NE1/4 NW1/4, Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 1/2 inch rebar with a plastic cap stamped LS362 located on the Northwest corner of Parcel 1 of said Minor Land Partition; thence North 00° 06' 00" East, along the Westerly line of said Parcel 2, 12.00 feet to a 5/8 inch rebar with a plastic cap stamped LS2250; thence South 63° 07' 41" East, 65.73 feet to a 5/8 inch rebar with a plastic cap stamped LS2250; thence South 49° 15' 00" East, 95.70 feet to a point on the Northerly line of said Parcel 1; thence North 58° 33' 38" East, along said Northerly line 153.73 feet to the point of beginning.

Tax Account No: 3910-009BA-01300-000

Key No: 593646

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 \$300,000.00.

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 June, 04.

William N. Whitlatch
William N. Whitlatch

Julie M. Whitlatch
Julie M. Whitlatch

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 16, 2004 by William N. Whitlatch and Julie M. Whitlatch.

Kristen J. Kedd
(Notary Public for Oregon)

My commission expires 11/16/2007