

04 JUN 22 AM 11:00

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08 APR 24 AM 9:13

SPECIAL WARRANTY DEED

Unless a change is requested, all tax statements shall be sent to Grantee at the following address:

David S + Rhonda S Adams

State of Oregon, County of Klamath
Recorded 04/24/2003 9:13 a m.
Vol M03 Pg 26290-91
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

After recording, this Deed shall be delivered to:

DAVID AND RHONDA ADAMS
6255 HWY 39
KLAMATH FALLS, OR 97603

Vol M04 Page 40069

State of Oregon, County of Klamath
Recorded 06/22/2004 11:00 a m
Vol M04 Pg 40069-71
Linda Smith, County Clerk
Fee \$ 31⁰⁰ # of Pgs 3

The true consideration for this transfer is \$16,000.00.

dc JEAN RAE MITCHELL and JOHN R. CALDWELL, Grantors, convey and specially warrant to DAVID ROBERT ADAMS and RHONDA SUE ADAMS, Grantees, the following described real property free of encumbrances created or suffered by the grantor except as specifically set forth herein:

That certain real property in Klamath County, Oregon more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference.

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.

*Re-recording to add legal description - J. Mitchell
6-22-2004*

*26-
Sep 31-*

26291
40070

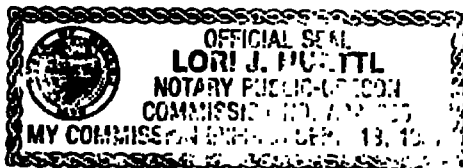
DATED 1-24-96.

Jean Rae Mitchell
JEAN RAE MITCHELL

John R. Caldwell
JOHN R. CALDWELL

STATE OF OREGON, County of Deschutes, ss:

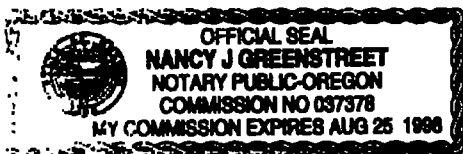
The foregoing instrument was acknowledged before me this 24 day of January, 1996, by JEAN RAE MITCHELL.



Lori J. Pucittl
Notary Public for Oregon
My Commission Expires: 9/18/97

STATE OF Oregon, County of Lane, ss:

The foregoing instrument was acknowledged before me this 31 day of January, 1996, by JOHN R. CALDWELL.



Nancy J. Greenstreet
Notary Public for Oregon
My Commission Expires: Aug. 25, 1998

A parcel of land situated in the NW¼NW¼ of Section 19, T39S, R10EW, Klamath County, Oregon, being a portion of that tract of land as described in Book of Mortgages M73-10124, Klamath County records, said parcel being more particularly described as follows:

Beginning at a ½-inch re-bar situated S89°36'56"E (East by Deed Volume M81-12429, of the Klamath County deed records) 465.6 feet and S00°36'45"W 211.4 feet (South 216.6 feet by said D.V. M81-12429), said ½-inch re-bar being on the easterly line of that tract of land described in D.V. M78-1335 of said deed records; thence, Easterly and Southerly along the northerly and easterly line of said D.V. M81-12429, 273.2 feet and 97.51 feet (East and South by said M81-12429) to the northerly right of way line of the U.S.B.R. Dixon Drain; thence Northeasterly along said right of way line to a 5/8-inch iron pin on the southerly line of D.V. M83-20076 of said deed records; thence, along the said southerly line, N89°36'56"W 191.88 feet, N00°23'04"E 50.00 feet and N89°36'56"W 446.17 feet to a 5/8-inch iron pin on the easterly line of said D.V. M78-1335; thence S00°36'45"W 161.4 feet to the point of beginning, containing 2.1 acres, more or less, with bearings based on survey No. 2026 as recorded in the office of the Klamath County Surveyor.