

04 JUL 12 PM 3:43

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WARRANTY DEED
TAX ACCT. NO. R147157 MAP NO. 2407-018A0-03300

WPT 406435
10-80445

State of Oregon, County of Klamath
Recorded 07/12/2004 3:43 P m
Vol M04 Pg 45422
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

CORY HATFIELD and, Grantor,
conveys and warrants to

BRAD SIMMONS and RICHARD E. RUHL, Grantee,

the following described real property situated in KLAMATH County, OR, free of encumbrances except as specifically set forth herein, to-wit:


SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

This conveyance is subject to and excepts:
RIGHTS OF THE PUBLIC IN STREETS, ROADS AND HIGHWAYS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OF RECORD AND 2004-2005 REAL PROPERTY TAXES, A LIEN NOT YET PAYABLE.

The true consideration for this conveyance is \$83,000.00

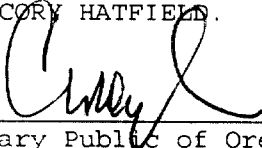
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

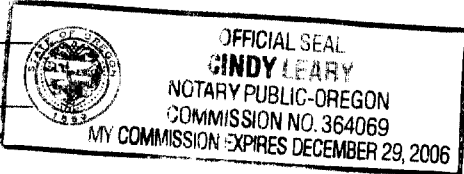
DATED: 07/08/2004


CORY HATFIELD

STATE OF OREGON)
) ss.
County of LANE)

This instrument was acknowledged before me on JULY 9, 2004,
by CORY HATFIELD.


Notary Public of Oregon
My commission expires: _____



Until a change is requested, all tax statements shall be sent to the following address: Brad Simmons, 2740 Jeppesen Acres Road, Eugene, OR 97401

After recording return to:
Western Pioneer Title Co., P. O. Box 10146, Eugene, OR 97440

26 F

A tract of land situated in the SW 1/4 and the SE 1/4 of the NE 1/4 of Section 18 Township 24 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is North 01°00'51" East 502.14 feet and East 31.98 feet from the 1/16th corner on the common line between the NE 1/4 and the SE 1/4 of said Section 18; thence West 433.6 feet; thence continuing West 15 feet, more or less, to the flow line of Crescent Creek; thence Northerly and Easterly along said flow line 160 feet, more or less, to the intersection of the North line of said tract which is parallel to and 150 feet, more or less, North of the South line of said tract; thence East 40 feet, more or less, to a steel pin; thence continuing East 352.2 feet more or less to a point North of the point of beginning; thence South 00°18'41" West 150.0 feet, more or less, to the point of beginning.