

EA

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



04 JUL 30 AM 8:26

Carol A. Brown
18801 Lahmon Lane

Fort Bragg, CA 95437

Robert H. & Cynthia L. Cauckwell

30651 Hiway 20

Fort Bragg, CA 95437

Grantee's Name and Address

SPACE RESERVED
FOR
RECORDER'S USE

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After recording, return to (Name, Address, Zip):
Robert H. & Cynthia L. Cauckwell

30651 Hiway 20

Fort Bragg, CA 95437

Until requested otherwise, send all tax statements to (Name, Address, Zip):

State of Oregon, County of Klamath

Recorded 07/30/04 8:26 a m

Vol M04 Pg 49830-32

Linda Smith, County Clerk

Fee \$ 31.00 # of Pgs 3

30 opa

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Carol A. Brown

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by

Robert H. Cauckwell and Cynthia L. Cauckwell

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

See Exhibit A

Attached hereto and made a part of

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):
covenants conditions restrictions agreements and those apparent
on the ground

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 39,475.33. However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on July 26, 2004; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Carol A. Brown

July 26, 2004

STATE OF California, County of Mendocino ss.

This instrument was acknowledged before me on July 24, 2004

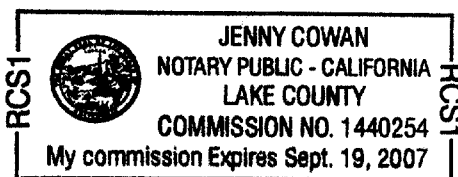
by Carol Ann Brown

This instrument was acknowledged before me on

by

as

of



Notary Public for California

My commission expires

Sept. 19, 2007

31-
30 opa

49831

EXHIBIT "A"
LEGAL DESCRIPTION**PARCEL 1:**

A parcel of land situated in Section 19, Township 34 South, Range 8 East of the Willamette Meridian, being more particularly described as follows:

Beginning at a 5/8 inch iron pin marking the Northeast corner of the Southwest quarter of said Section 19; thence South 88 degrees 43' 06" West along the Northerly line of said SW1/4, 1,312.14 feet to a 5/8 inch iron pin marking the Northwest corner of the East half of said SW1/4; thence South 00 degrees 18' 57" East along the Westerly line of said E1/2 SW1/4, 2,645.05 feet to a point of the Southerly line of said Section 19; thence North 89 degrees 58' 07" East along said Southerly section line 105 feet more or less to the mean high water line of the Westerly bank of the Sprague River; thence following said high water line the meander line of which is the following courses and distances; North 02 degrees 14' 38" East, 76.39 feet; North 18 degrees 18' 09" East, 684.63 feet; North 25 degrees 52' 24" East, 222.28 feet; North 31 degrees 42' 03" East, 399.62 feet; North 56 degrees 48' 35" East, 158.93 feet; North 63 degrees 03' 38" East, 426.84 feet; thence leaving said mean high water mark North 28 degrees 57' 55" West, 290 feet, more or less to the Southerly right-of-way line of the Sprague River-Chiloquin Highway, a county road; thence North 19 degrees 46' 20" West, 588.60 feet; thence North, 40.00 feet; thence East, 493.00 feet to Easterly line of said SW1/4 of Section 19; thence North 00 degrees 15' 13" West along said Easterly quarter Section line 279.97 feet to the point of beginning. EXCEPTING THEREFROM that portion of land contained within 100 foot wide right-of-way of the Sprague River-Chiloquin Highway, a county road.

ALSO SAVING AND EXCEPTING: Beginning at the Southwest corner of the SE1/4 SW1/4 of said Section 19; thence North along the West boundary of the E1/2 SW1/4 of said section a distance of 1,900 feet to a point; thence East parallel to the South boundary of said section a distance of 780 feet, more or less, to a point in the centerline of an existing roadway; thence Southeasterly along the centerline of said roadway a distance of 140 feet to the Southern boundary of the Chiloquin-Sprague River Highway; thence Southwesterly along said Southern boundary to its intersection with the South line of said Section 19; thence West along said South line to the point of beginning.

SAVING AND EXCEPTING: ALSO, Beginning at the intersection of the South line of said Section 19 and the Southeasterly boundary of the Chiloquin-Sprague River Highway; thence Northeasterly along said Southeasterly boundary a distance of 2,150 feet, more or less, to the Northwest corner of a parcel of land described in Volume M81, page 21187, Deed Records of Klamath, Oregon; thence South 28 degrees 57' 55" East along the Southwest boundary of said parcel a distance of 320 feet, more or less to the mean high water line of the Sprague River; thence Southwesterly along said high water line to its intersection with the South line of said Section 19; thence West along said South line to the point of beginning.

SAVING AND EXCEPTING therefrom the public right of way of the Sprague River Chiloquin Highway.

ALSO SAVING AND EXCEPTING: Beginning at an aluminum cap marking the C-W 1/16 corner of said Section 19; thence South 00 degrees 18' 57" East, along the West line of said NE1/4 SW1/4, 745.06 feet to a 5/8 inch Tru-Line Surveying plastic cap; thence North 89 degrees 58' 07" East 756.60 feet to a 5/8 inch Tru-Line Surveying plastic cap; thence North 761.65 feet to a point on the North line of said NE1/4 SW1/4; thence South 88 degrees 43' 06" West 760.90 feet to the point of beginning, with bearings based on recorded Survey No. 4975.

- Continued -

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EXHIBIT "A"
LEGAL DESCRIPTION (continued)

PARCEL 2:

A parcel of land situated in Section 19, Township 34 South, Range 8 East of the Willamette Meridian, being more particularly described as follows:

Commencing at a 5/8 inch iron pin marking the Northeast corner of the SW1/4 of said Section 19; thence South 00 15' 13" East along the Easterly boundary of said SW1/4, 279.97 feet, more or less, to the POINT OF BEGINNING for this description; thence continuing along said Easterly boundary line South 00 degrees 15' 13" East 388.45 feet to the intersection of said Easterly boundary line with the Northerly line of the S1/2 of the N1/2 of the SE1/4 of said Section 19; thence along said Northerly line of S1/2 of N1/2 of SE1/4 of said Section 19 North 89 degrees 00' 02" East, 256.53 feet to the intersection of said Northerly line with the Southerly right-of-way line of the Sprague River Highway; thence South 71 degrees 15' 00" West along said Southerly right-of-way line, 51.45 feet; thence leaving said right-of-way line South 00 degrees 59' 58" East, 375.00 feet, more or less, to the mean high water line on the Northerly side of the Sprague River; thence along said high water line the meander line of which is the following courses and distances: South 81 degrees 25' 25" West 296.81 feet, more or less, South 69 degrees 49' 55" West, 80.95 feet, more or less; thence leaving said mean high water line North 28 degrees 57' 55" West, 290.00 feet, more or less to the said Southerly right-of-way line of Sprague River Highway; thence leaving said right-of-way line North 19 degrees 46' 20" West, 588.60 feet; thence North 40.00 feet; thence East 493.00 feet to the point of beginning, more or less.

EXCEPTING THEREFROM: That portion of land lying within the 100 foot wide right-of-way of the Sprague River Highway.

ALSO EXCEPTING THEREFROM: An 80.00 foot wide easement for roadway purposes adjacent to and parallel with the Westerly property line of the above described property between the Sprague River Highway and the Northerly bank of the Sprague River.

PARCEL 3:

That portion of the S1/2 of the N1/2 of the SE1/4 of Section 19, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, lying North and West of the Sprague River, **EXCEPTING THEREFROM** the Westerly 256.53 feet as described in Deed recorded February 26, 1973, in Volume M73, page 1977, Microfilm Records of Klamath County, Oregon, and **EXCEPTING** that portion lying within the right of way of Sprague River.

EXCEPTING THEREFROM that portion of land lying within the right of way of the Sprague River Highway.

ALSO EXCEPTING THEREFROM an 80.00 feet wide easement for road way purposes adjacent to and parallel with the Westerly property line of the above described property between the Sprague River Highway and the Northerly bank of the Sprague River.

***** END OF LEGAL DESCRIPTION *****