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CRATER TITLE INSURANCE

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Vol M04 Page 52551

State of Oregon, County of Klamath
Recorded 08/10/04 11:28a m
Vol M04 Pg 52551-52
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

MTC 65162-TM

Order # 20004668JS

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That **Jacqueline M. Flory and Gene T. Flory, Trustees of The Jacqueline M. and Gene T. Flory Living Trust**, Grantor, conveys and warrants to **Robert Henderson and Gloria Henderson, Husband and Wife**, Grantee, the following described real property, together with appurtenances, free of encumbrances except as specifically set forth herein, situated in **Klamath County, Oregon**, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO:

Easements, restrictions, reservations, covenants, conditions and any other encumbrances of record, or apparent on the ground.

The true consideration paid for this conveyance is **One Hundred Seventy Five Thousand and 00/100 DOLLARS \$175,000.00**. (Fulfillment of contract dated December 30, 1999)

☐ However, the whole consideration includes other value given or promised (check if other consideration statement applies).

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.

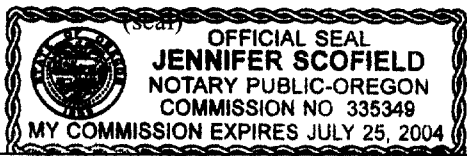
Dated this 1st day of February, 2001.

Jacqueline M. Flory
JACQUELINE M. FLORY, Trustee

Gene T. Flory, Trustee
GENE T. FLORY, Trustee

STATE OF OREGON)
) ss.
County of Jackson)

This instrument was acknowledged before me on the 1st day of February, 2001 by **Jacqueline M. Flory and Gene T. Flory, Trustees of the Jacqueline M. and Gene T. Flory Living Trust**.



Jennifer Scofield
Notary Public for Oregon
My commission expires: 7-25-04

Until a change is requested,
send all tax statements to:
Grantee at:
**14224 Hill Rd.
Klamath Falls, OR 97603**

Return document to:
**Crater Title Insurance
300 W. Main Street, P.O. Box 250
Medford, OR 97501**

26.00 am

52552

EXHIBIT 'A'
LEGAL DESCRIPTION

PARCEL 1:

A parcel of land situated in Government Lot 3, Section 8, Township 40 South, Range 10 East of the Willamette Meridian Klamath County, Oregon, being more particularly described as follows:

All that portion of Government Lot 3 lying West of the Great Northern Railroad right of way and West of the Klamath Irrigation District "G" Canal right of way.

PARCEL 2:

A parcel of land situated in Government Lot 10, Section 17, Township 40 South, Range 10 East of the Willamette Meridian Klamath County, Oregon, being more particularly described as follows:

All that portion of Government Lot 10 lying West of the Klamath Irrigation District "G" Canal right of way.

PARCEL 3:

A parcel of land in Lot 10, Section 17, Township 40 South, Range 10 East of the Willamette Meridian Klamath County, Oregon, situated Westerly from the Great Northern Railway right of way and Easterly from the right of way of the "G" Canal, more particularly described as follows:

Beginning at a point on the Westerly right of way line of the Burlington Northern Railway, which point bears North 89 degrees 49' West along the South line of said Lot 10, a distance of 864.7 feet, more or less, from the Southeast corner of said Lot 10; thence continuing along the South line of said Lot 10, North 89 degrees 49' West 104.0 feet, more or less to the Easterly right of way line of the "G" Canal; thence Northerly along said right of way line, the following bearings and distances; North 24 degrees 05' West, 160.0 feet; thence on a curve to the right with a radius of 237.9 feet, a distance of 58.1 feet; thence North 10 degrees 05' West 167.0 feet; thence on a curve to the left with a radius of 623.7 feet, a distance of 103.4 feet; thence North 19 degrees 35' West 423.7 feet; thence on a curve to the right, with a radius of 269.6 feet, a distance of 187.4 feet; thence North 20 degrees 15' East 181.3 feet more or less to the Westerly right of way line of the Burlington Northern Railway; thence South 14 degrees 43' East 1250.4 feet, more or less to the point of beginning.