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MTZ - 66100 KR

Vol M04 Page 53726

State of Oregon, County of Klamath  
Recorded 08/16/04 3:17 p m  
Vol M04 Pg 53726-27  
Linda Smith, County Clerk  
Fee \$ 26<sup>00</sup> # of Pgs 2

THIS SPACE RESE

After recording return to:

~~TERRY MCDONALD~~ Thelma M. Stewart  
~~345 N. Yosemite Street~~ 1067 Bristol Avenue  
Stockton, CA ~~95203~~  
95204

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

~~TERRY MCDONALD~~ Thelma M. Stewart  
~~345 N. Yosemite Street~~ 1067 Bristol Avenue  
Stockton, CA ~~95203~~  
95204

Escrow No. MT66100-KR

### STATUTORY WARRANTY DEED

**Ray K. Poteet aka Raymond K. Poteet and Kerry Sue Hitchcock formerly known as Kerry Sue Poteet,**  
Grantor(s) hereby convey and warrant to **THELMA M. STEWART**, 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:

#### LEGAL DESCRIPTION

Parcel 1:

Lot 5 in Block 1 of WILLIAMSON RIVER ESTATES, according to the  
official plat thereof on file in the office of the County Clerk of  
Klamath County, Oregon.

Parcel 2:

Lots 7, 8 and 9 in Block 1 of WILLIAMSON RIVER ESTATES, according to  
the official plat thereof on file in the office of the County Clerk  
of Klamath County, Oregon.

Parcel 3:

Lot 5, Block 3, William River Estates, according to the official plat  
thereof on file in the office of the County Clerk in the County of  
Klamath, State of Oregon.

Parcel 4:

A tract of land lying Southeasterly of and adjacent to WILLIAMSON  
RIVER ESTATES, a platted and recorded subdivision situated in  
Government Lots 7, 14, 15, 19, 21 and 41, Section 21, Township 35  
South, Range 7 East of the Willamette Meridian, Klamath County,  
Oregon; said tract of land being more particularly described as  
follows:

Beginning at the Southeast corner of Lot 5, Block 3 of aforesaid  
WILLIAMSON RIVER ESTATES; thence South 80° 35' 30" East 78.80 feet to  
a 3/4" galvanized iron pipe; thence North 74° 18' 30" East 174.00  
feet to a 3/4" galvanized iron pipe; thence North 60° 45' 30" East  
110.50 feet to a 3/4" galvanized iron pipe; thence North 45° 17' 30"  
East 149.18 feet to a 3/4" galvanized iron pipe; thence North 10°  
00' 01" West 175.96 feet to a point on the Southerly curved right of  
way boundary of Williamson River Drive (point marked with a 3/4"  
galvanized iron pipe); thence Westerly along said curved boundary  
37.63 feet (long chord bears South 57° 59' 42" West 37.50 feet);  
thence continuing along said right of way boundary South 66° 17' 15"  
West 435.02 feet; thence along the arc of a 130 foot radius curve to  
the right 17.71 feet (long chord bears South 70° 11' 30" West 17.70  
feet); thence South 74° 05' 45" West 17.52 feet to the Northeast  
corner of aforesaid Lot 5, Block 3; thence along the East boundary of  
said Lot 5, South 15 ° 54' 15" East 166.22 feet to the point of  
beginning.

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Parcel 5:

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A tract of land bordering on the South of the above described land:

Beginning at the Southeast corner of lot 5 in Block 3 of aforesaid WILLIAMSON RIVER ESTATES; thence South 80° 35' 30" East 78.80 feet to a 3/4" galvanized iron pipe; thence North 74° 18' 30" East 174.00 feet to a 3/4" galvanized iron pipe; thence North 60° 45' 30" East 110.50 feet to a 3/4" galvanized iron pipe; thence North 45° 47' 30" East 42.78 feet to a 1/2" galvanized iron pipe; thence South 31° 37' East 130.80 feet to the waterline of Williamson River as of this date existing; thence along said waterline South 37° 40' West 134.52 feet; South 54 ° 09' West 55.28 feet; South 63° 36' West 60.67 feet; South 61 ° 48' West 64.75 feet; North 56° 13' West 67.86 feet; North 1 degree 27' East 55.23 feet; South 85°17' West 70.82 feet; and North 77 ° 14' West 61.36 feet; thence leaving the existing waterline of Williamson River and bearing North 15° 30' West 63.94 feet, more or less, to the point of beginning.

Tax Account No.:	3507-021BD-00700-000	Key No.:	248510
Tax Account No.:	3507-021BD-00500-000	Key No.:	248495
Tax Account No.:	3507-021BD-00400-000	Key No.:	248486
Tax Account No.:	3507-021BD-00300-000	Key No.:	248477
Tax Account No.:	3507-021BD-02700-000	Key No.:	248707
Tax Account No.:	3507-021BD-02800-000	Key No.:	248725
Tax Account No.:	3507-021BD-02900-000	Key No.:	248734

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 **PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.**


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<sup>th</sup> day of August, 2004.

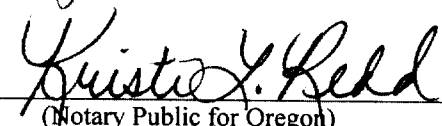
  
Kerry Sue Hitchcock

  
Raymond K. Poteet

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on August 16, 2004 by Ray K. Poteet aka Raymond K. Poteet and Kerry Sue ~~Hitchcock~~ Hitchcock 



  
(Notary Public for Oregon)  
My commission expires 11/16/2007