

04 SEP 3 PM 3:13



mtc-65847

Vol M04 Page 59246

State of Oregon, County of Klamath
Recorded 09/03/04 3:13 P m
THIS SPACE R Vol M04 Pg 59246-47
Linda Smith, County Clerk
Fee \$ 26 # of Pgs 2

After recording return to:
Walter Scot Graham
88623 Whitsell Lane
Springfield, OR 97478

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

Walter Scot Graham
88623 Whitsell Lane
Springfield, OR 97478

Escrow No. BT067602GC

STATUTORY WARRANTY DEED

Nancy Vierra, Grantor(s) hereby convey and warrant to **Walter Scot Graham**, 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:

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

2407-018D0-04100-000 Key No.147671
2407-018A0-02400-000 Key No.147095

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:

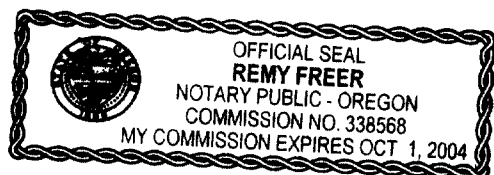
The true and actual consideration for this conveyance is **\$28,000.00**.

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.

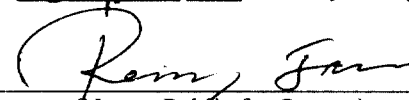
Dated this 1 day of September, 2004.


Nancy Vierra

State of Oregon
County of DESCHUTES



This instrument was acknowledged before me on Sept. 1, 2004 by Nancy Vierra.


(Notary Public for Oregon)

My commission expires OCT. 1, 2004

260
am

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

A tract of land situated in the NW1/4 and the NE1/4 of the SE1/4 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 South 01° 00' 51" West 6.18 feet and East 38.14 feet from the 1/16th corner of the common line between the NE1/4 and the SE1/4 of said Section 18; thence South 1,200.0 feet along the so called "false 1/16th line" which lies within the NE1/4 and is East of the common 1/16th line between the NW1/4 and the NE1/4 of the SE1/4 of said Section 18 to the point of beginning; thence West 226.0 feet to a point; thence continuing West 79 feet more or less to the flow line of Crescent Creek; thence Southerly along the flow line of said creek 100 feet more or less to the intersection of the common 1/16th line between the NW1/4 and the SW1/4 of the SE1/4 of said Section 18; thence East 15 feet more or less along said 1/16th line to a point; thence continuing East along same said 1/16th line 297 feet more or less to a point; thence North 95.8 feet more or less along the said "false 1/16th line" near the Easterly edge of the NE1/4 of the SE1/4 of said Section 18 to the point of beginning.

TOGETHER WITH an easement for ingress, egress and utilities as created by deed recorded April 18, 1966 in Volume M66, page 3345, Microfilm Records of Klamath County, Oregon

PARCEL 2:

An undivided ¼ interest in and to the following:

A strip of land lying in the SE1/4 NE1/4 of Section 18, Township 24 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the NW1/4 corner of SE1/4 NE1/4; thence South along the common line between the SW1/4 NE1/4 and SE1/4 NE1/4, 25 feet to the NW1/4 corner of that property conveyed to Stewart Laughlin, et ux., in Deed Volume M66, at page 1952; thence South 89° 54' 39" East 200.28 feet along the North line of said Laughlin property to a point on the Westerly right of way line of a State Highway; thence Northwesterly along said Westerly right of way line to its intersection with the North line of the SE1/4 NE1/4; thence North 89° 54' 39" West along said North line of SE1/4 NE1/4 to the point of beginning.

Tax Account No.: 2407-018D0-04100-000
Tax Account No.: 2407-018A0-02400-000

Key No.: 147674
Key No.: 147095