

RECORDING COVER SHEET

PER ORS 205.234

State of Oregon, County of Klamath
 Recorded 10/19/04 11:37a m
 Vol M04 Pg 71070-73
 Linda Smith, County Clerk
 Fee \$ 36.00 # of Pgs 4

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING. ANY ERRORS IN THIS COVER SHEET DOES NOT AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

AFTER RECORDING RETURN TO:

name and address of the person authorized to receive the instrument after recording, as required by ORS 205.180(4) and ORS 205.238

Stuart E. Foster

Foster Denman, LLP

P.O. Box 1667

Medford, OR 97501

1. **NAMES OF THE TRANSACTION(S)**, described in the attached instrument and required by ORS 205.234(A)
 NOTE: Transaction as defined by ORS 205.010 "means any action required or permitted by state law or rule federal law or regulation to be recorded including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property".

Waranty Deed

2. **Grantor(s) as described in ORS 205.160.**

David D. Wilson and Judith A. Wilson

3. **Grantee(s) as described in ORS 205.160.**

David D. Wilson and Judith A. Wilson,

as Tenants in Common

4. **TRUE AND ACTUAL CONSIDERATION PAID** for instruments conveying or contracting to convey fee title to any real estate and all memoranda of such instruments, reference ORS 93.030.

Other value given.

5. **UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:** for instruments conveying or contracting to convey fee title to any real estate reference ORS 93.260.

No change.

**UNLESS A CHANGE IS REQUESTED,
ALL TAX STATEMENTS SHALL BE
SENT TO THE FOLLOWING ADDRESS:**

No Change.

AFTER RECORDING, RETURN TO:

Stuart E. Foster
Foster Denman, LLP
P.O. Box 1667
Medford, OR 97501

Jackson County Official Records **2004-059025**

R-WD

Cnt=1 Sin=10 CUTTING

10/07/2004 03:52:08 PM

\$15.00 \$5.00 \$11.00

Total:\$31.00



01063654200400590250030033

I, Kathleen S. Beckett, County Clerk for Jackson County, Oregon,
certify that the instrument identified herein was recorded in the Clerk
records.

Kathleen S. Beckett - County Clerk

71071

WARRANTY DEED

DAVID D. WILSON and JUDITH A WILSON, Grantors, convey and warrant to DAVID D. WILSON and JUDITH A WILSON, as Tenants in Common, Grantees, the real property located in Klamath County, Oregon, and more particularly described on Exhibit "A" attached hereto and made a part hereof.

The liability and obligations of the Grantors to Grantees and Grantees' heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the amount, nature and terms of any right or indemnification available to Grantors under any title insurance policy, and Grantors shall have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantors under any such title insurance policy.

The true consideration for this conveyance is other value given.

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 October, 2004.

DAVID D. WILSON

JUDITH A. WILSON

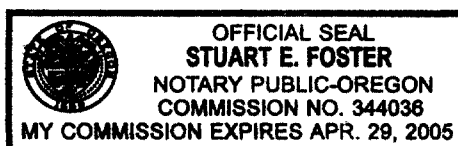
STATE OF OREGON)

) ss.

County of Jackson)

On this 1 day of October, 2004, personally appeared the above-named, David D. Wilson and Judith A. Wilson and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:



Notary Public for Oregon

TRACT A

The West one-half of the Southeast quarter of Section 34, Township 39 South, Range 9 East of the Willamette Meridian, saving and excepting the following parcels:

Parcel One: Beginning on the West right-of-way line of Spring Lake Road at a point which is West 30 feet and North 0°7'48" East, 1365.67 feet from the Southeast corner of the SW ¼ SE ¼ of said Section 34; thence North 0°7'48" East along said right-of-way, 387.56 feet; thence North 89°52'12" West, 40.26 feet to the centerline of USBR-C4(E-5) canal; thence South 17°37'44" West along said center line 260.00 feet; thence along said center line on a 37° curve right, 96.98 feet and a 19°25' curve right, 113.99 feet to a point of tangency; thence along said center line South 75°38'44" West, 52.01 feet; thence South 89°52'12" East, 326.32 feet to the point of beginning.

Parcel Two: Beginning at a 5/8" x 30" iron pin marking the southeast corner of the SW ¼ SE ¼ of said Section 34; thence North 00°07'48" East along the East line of the W ½ SE ¼ of said Section 34, said line being the centerline of the County Road, a distance of 259.67 feet to the true point of beginning of this description; thence continuing North 00°07'48" East along the East line of the W ½ SE ¼ of said Section 34 and the centerline of the County Road a distance of 1126.00 feet; thence North 89°52'12" West at right angles to said line a distance of 30.00 feet to a 5/8" x 30" iron pin on the Westerly right of way line of said County road; thence continuing North 89°51'12" West a distance of 218.32 feet to a 5/8" x 30" Iron pin; thence continuing North 89°52'12" West a distance of 108.00 feet to the centerline of the USBR c-4 canal; thence Southerly and Westerly along the centerline of said irrigation canal to a point that is North 89°26'49" East a distance of 992.02 feet from the true point of beginning of this description; thence South 89°26'49" East a distance of 62.00 feet to the Northwest corner of that tract of land described in Deed Volume 299, page 209, Klamath County Deed Records; thence continuing South 89°26'49" East along the North line of said tract of land a distance of 900.02 feet to the Northeast corner thereof, said point being on the Westerly right-of-way line of the County Road; thence continuing South 89°26'49" East a distance of 30.00 feet to the true point of beginning.

Parcel Three: Beginning at a 5/8" x 30" iron pin marking the Southeast corner of the SW ¼ SE ¼ of said Section 34; thence North 00°07'48" East along the East line of W ½ SE ¼ of said Section 34, said line being the centerline of the County Road, a distance of 259.67 feet to a point; thence North 89°52'12" West a distance of 30.00 feet to a 5/8" x 30" Iron pin on the Westerly right of way line of said County Road to the true point of beginning; thence North 00°07'48" East along the West line of the County Road a distance of 240 feet; thence North 89°51'12" West a distance of 800.5 feet, more or less to the centerline of the U.S.B.R. c-4 Canal; thence Southerly and Westerly along the centerline of said irrigation canal to a point that is North 89°26'49" West a distance of 962.02 feet from the true point of beginning of this description; thence South 89°26'49" East a distance of 62.00 feet to the Northwest corner of that tract of land described in Deed Volume 299 at page 209; thence continuing South 89°26'49" East along the North line of said tract of land a distance of 900.02 feet to the true point of beginning.

Parcel Four: Beginning at the Southwest corner of the SE ¼ of SE ¼ of Section 34, Township 39 South, Range 9 E.W.M., and running thence West 30 feet to a point, thence North 30 feet to the true point of beginning; thence West 900 feet; thence North a distance of 240 feet; thence Easterly 900 feet, more or less, to a point 230 feet North of the point of beginning; thence South 230 feet to said true point of beginning. The Southwest quarter of Section 34, Township 39 South, Range Nine East of the Willamette Meridian, saving and excepting the Westerly 467 feet thereof, and the following described parcels:

The Southwest quarter of Section 34, Township 39 South, Range Nine East of the Willamette Meridian, saving and excepting the Westerly 467 feet thereof, and the following described parcels:

Parcel One: Beginning at a point on the South line of said Section 34, said point lying South 89°13'52" East a distance of 467.00 feet from the Southwest corner thereof, said point also lying on the centerline of the existing County road; thence North 0°40'15" East a distance of 2646.67 feet, to a point on the North line of said Southwest quarter; thence South 89°17'31" East along the North line thereof, a distance of

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999.50 feet; thence South 0°40'36" West, a distance of 1044.81 feet; thence South 89°18'43" East, a distance of 510.50 feet; thence South 0°40'05" West, a distance of 1603.65 feet, to a point on the South line of said Section 34 and centerline of said County road; thence North 89°13'52" West, along said line a distance of 1510.00 feet to the point of beginning.

Parcel Two: Commencing at the section corner common to Section 33s and 34 of Township 39 South, Range 9 East of the Willamette Meridian, and Sections 3 and 4 of Township 40 South, Range 9 East of the Willamette Meridian, and running thence North 89°54'05" East along the South line of said Section 4, 1977.00 feet to a point; thence North 0°05'25" West 30.00 feet to the true point of beginning, said true point of beginning being on the Northerly right of way line of Midland Road; from said true point of beginning thence North 0°05'25" West 1400.00 feet to a point; thence South 37°36'30" East 542.20 feet to a point; thence South 0°04'55" East 970.00 feet to a point on the Northerly right-of-way line of said Midland Road; thence South 89°54'05" West along said right-of-way line, 330.00 feet to the true point of beginning.

TRACT B

All of the SW1/4 of Section 36, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM the following described pieces or parcels of land to wit:

49 acres off the North side of the said SW1/4 which said 49 acres are cut off from the said SW1/4 by a line running parallel to the South line of the said SW1/4; 3 acres from the above described SW1/4. Said 3 acres being a part of the SE1/4 of the SW1/4 of Section 36, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying Southeasterly of the United States Government right of way canal which runs across the Southeasterly corner of said premises; and that portion deeded to the United States of America for a 40 foot wide lateral off the West boundary conveyed by deed recorded May 4, 1910 in Book 28 at page 634, Deed Records of Klamath County, Oregon.

TRACT C

A tract of land situated in the W1/2SE1/4 of Section 34, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point on the West right-of-way line of Spring Lake Road which bears West 30 feet and North 0° 07' 48" East distance of 449.67 feet from the iron pin marking the Southeast corner of the SW1/2SE1/4 of said Section 34; thence continuing North 0° 07' 48" East along said right-of-way line a distance of 886.0 feet to a 5/8 inch iron pin; thence North 89° 52' 12" West a distance of 218.32 feet to a 5/8 inch iron pin; thence continuing North 89° 52' 12" West a distance of 108.0 feet to the centerline of the USBR C-4 Canal; thence Southwesterly along said canal centerline to a point which bears North 89° 52' 12" West a distance of 800.5 feet from the point of beginning of this description; thence South 89° 52' 12" East a distance of 800.5 feet to the point of beginning.

TRACT D

A parcel of land located in the NW1/4 SE1/4, Section 34, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning on the West right-of-way line of Spring Lake Road at a point which is West 30 feet and North 0 degrees 7' 46" East, 1365.67 feet from the Southeast corner of the SW1/4 SE1/4 of said Section 34; thence North 0 degrees 7' 48" East along said right-of-way, 387.56 feet; thence North 89 degrees 52' 12" West, 40.26 feet to the center line of USBR C-4(E-5) canal; thence South 17 degrees 37' 44" West along said center line, 260.00 feet; thence along said center line on a 37 degrees curve right, 96.98 feet and a 19 degree 25' curve right, 113.99 feet to a point of tangency; thence along said center line South 75 degrees 38' 44" West, 52.01 feet; thence South 89 degrees 52' 12" East, 326.32 feet to the point of beginning.