



State of Oregon, County of Klamath  
 Recorded 10/26/04 3:23 p m  
 Vol M04 Pg 73242-43  
 Linda Smith, County Clerk  
 Fee \$ 26.00 # of Pgs 2

After recording return to:  
 Stephen A. Trono  
 1470 NE First Street, Suite 300  
 Bend, OR 97701

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

Stephen A. Trono  
 1470 NE First Street, Suite 300  
 Bend, OR 97701

Escrow No. BT069616GC

### STATUTORY WARRANTY DEED

**James E. Lynes**, Grantor(s) hereby convey and warrant to **Stephen A. Trono and Patrick M. Gisler each as to an undivided 50% interest as tenants in common**, 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**

**Key No. 146522**

**2407-07C0-01000-000**

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:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment and easements of Walker Range Timber Fire Patrol. 2. Rights of the public and of governmental bodies in and to that portion of the premises described herein, now or at any time lying below the high water mark of the Crescent Creek, including any ownership rights which may be claimed by the State of Oregon, in and to any portion of the premises now or at any time lying below the ordinary high water mark thereof. 3. Any adverse claim based upon the assertion that: Some portion of said land has been brought within the boundaries thereof by an avulsive movement of the Crescent Creek or has been formed by accretion to any such portion. Some portion of said property has been created by deposit of artificial fill. And Excepting: The rights of the public and governmental bodies for fishing, navigation and commerce in and to any portion of the premises herein described, lying below the high/low water line of the Crescent Creek. The right, title and interest of the State of Oregon in and to any portion lying below the high/low water line of Crescent Creek. 4. Rights of the public in and to any portion of the herein described premises lying with the limits of streets, roads or highways. 5. An easement recorded June 8, 2004, Volume M04, Page 36863, Microfilm Records of Klamath County, Oregon. 6. An easement recorded June 8, 2004, Volume M04, Page 38683, Microfilm Records of Klamath County, Oregon

The true and actual consideration for this conveyance is **\$80,000.00**.

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 21 day of OCTOBER, 2004

James E. Lynes

State of Montana  
 County of Lewis and Clark

This instrument was acknowledged before me on October 21, 2004 by James E. Lynes.



(Notary Public)

My commission expires May 4, 2008  
 AWA-REX GRIFFIN  
 NOTARY PUBLIC for the State of Montana  
 Residing at Helena, Montana  
 My Commission Expires May 4, 2008

2600 am

73243

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A parcel of land situate in the NE1/4 SW1/4 of Section 7, Township 24 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Northwest corner of the NE1/4 SW1/4; thence South along the West line of said NE1/4 SW1/4 a distance of 230 feet to the TRUE POINT OF BEGINNING; thence continuing South along said line 100 feet to a point; thence East parallel to the North line of said NE1/4 SW1/4 to a point on the West line of Highway 58; thence Northwesterly along said highway right of way to the Southeast corner of Parcel 1 of deed from Evelyn Smutz to Leisure Lodge recorded in Volume M77, page 14845, Deed Records of Klamath County, Oregon, which point is 230 feet South of and at right angles to the North line of said NE1/4 SW1/4; thence West along the South line of said parcel to the true point of beginning.

Tax Account No: 2407-007C0-01000-000

Key No: 146522