

04 NOV 2 PM 3:12

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After Recording Return to:

**ROGER HULET and ZOLA HULET**

6623 Verda Vista Dr.

Klamath Falls OR 97603

Until a change is requested all tax statements

Shall be sent to the following address:

**ROGER HULET and ZOLA HULET**

Same as above

State of Oregon, County of Klamath

Recorded 11/02/04 3:12 P m

Vol M04 Pg 75305-06

Linda Smith, County Clerk

Fee \$ 26<sup>00</sup> # of Pgs 2

*Aspen: 600184MA*  
**WARRANTY DEED**  
(INDIVIDUAL)

**ROGER L. DINWIDDIE**, herein called Grantor, convey(s) to **ROGER HULET and ZOLA HULET**, husband and wife, herein called Grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.


and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$87,900.00**.  
(here comply with the requirements of ORS 93.930)

**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 **November 1, 2004**.

  
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**ROGER L. DINWIDDIE**

STATE OF OREGON, County of **Klamath**) ss.

On November 1<sup>ST</sup>, 2004 personally appeared the above named **ROGER L. DINWIDDIE** and acknowledged the foregoing instrument to be his voluntary act and deed.

This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00060184

Before me: Beverly Swafford  
Notary Public for Oregon  
My commission expires: 5-19-08

Official Seal



## Exhibit A

That parcel of land situated in vacated TERMINAL CITY, a duly recorded subdivision in Klamath County, Oregon, which is more particularly described as follows:

Beginning at the Southeast corner of Lot 1, Block 8, vacated Terminal City; thence West along the South boundary of Lots 1, 2, 3 and 4, Block 8, a distance of 200 feet to the Southwest corner of Lot 4, Block 8; thence North along the East boundary of Summit Avenue, 390 feet to the North boundary of vacated Terminal City; thence East along the North boundary of vacated Terminal City, 200 feet; thence South along the East boundary of Blocks 5 and 8 a distance of 390 feet to the point of beginning. Said tract of land being all of vacated Block 5, including all lots and the alley in said Block, and vacated Lots 1, 2, 3 and 4 in Block 8 of said vacated Terminal City, and all of the portion of vacated North Street adjoining said Block 5, and all of the portion of vacated Cherry Street adjoining said Blocks 5 and 8, All in vacated Terminal City, Klamath County, Oregon. Order to vacate recorded April 27, 1977 in Book M-77 at Page 1634.

TOGETHER WITH that portion of vacated Summit and Midway Avenues adjoining that inured thereto by Order 99-080, recorded December 30, 1998 in Book M-98 at Page 47768.

TOGETHER WITH the following described tract of land, to wit:

Beginning at the point of intersection of the North line of vacated Terminal City, a duly recorded subdivision in Klamath County, Oregon, with the centerline of the Northerly terminus of Midway Avenue as said street is shown on the recorded plat of said vacated Terminal City; thence North  $45^{\circ} 12' 48''$  East 432.75 feet, more or less, along the boundary line of the property conveyed to Robert D. Payne, et ux by Deed recorded in Volume M-78 at Page 16017 of Klamath County, Oregon Deed Records to a  $1/2'' \times 24''$  iron pin on the Southwesterly boundary line of the Southern Pacific Railroad right of way; thence Northwesterly along said Southwesterly right of way line a distance of 1,150 feet, more or less, to its point of intersection with the West section line of Section 18, Township 38 South, Range 9 East of the Willamette Meridian; thence South along said West section line a distance of 1,100 feet, more or less, to its point of intersection with the North line of said vacated Terminal City; thence East along the North line of said vacated Terminal City, 520 feet, more or less, to the point of beginning. Said tract of land being situated in the NW  $1/4$  of Section 18, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.