

05 JAN 13 PM 3:25

MTL-68003 MS



Vol M05 Page 02908

State of Oregon, County of Klamath
Recorded 01/13/05 3:25 p m
Vol M05 Pg 02908-09
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

After recording return to:

Russell Peterson

990 County Road 102

Tulelake, CA 96134

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

Russell Peterson

990 County Road 102

Tulelake, CA 96134

Escrow No. MT68003-MS

STATUTORY WARRANTY DEED

Timothy R. Watterberg and Debra Watterberg, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Russell Peterson and Theresa Peterson, as tenants by the entirety**, 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

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 **\$330,000.00**.

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.

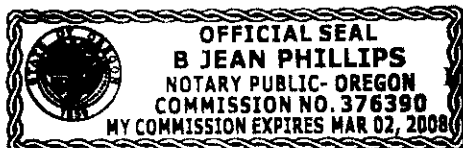
Dated this 11th day of January 2005

x [Signature]
Timothy R. Watterberg

[Signature]
Debra Watterberg

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 1-11-05, 2005 by Timothy R. Watterberg and Debra Watterberg.



[Signature]
(Notary Public for Oregon)

My commission expires 3-2-08

2600

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the NW1/4 of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being a portion of Deed Volume M79, page 1216, as recorded in the office of the Klamath County Clerk, more particularly described as follows:

Beginning at the Northwest corner of said Section 18; thence South 00° 01' 10" West, along the West line of said Section 18, 2192.47 feet; thence South 89 ° 51' 42" East 2292.20 feet to a point on the North line of said deed volume and being the true point of beginning of this description; thence South 00° 02' 03" East 310.00 feet; thence South 89° 51' 42" East 281.00 feet to the East line of said Deed Volume; thence South 00° 00' 23" West 155.00 feet; thence North 89° 51' 42" West, along the South line of the NW1/4 of said Section 18, 610.24 feet to the Southwest corner of said Deed Volume; thence leaving said line North 00 ° 02' 03" West 465.00 feet to the Northwest corner of said Deed Volume; thence South 89° 51' 42" East 329.36 feet to the true point of beginning, with bearings based on recorded Survey No. 2026, as recorded in the Klamath County Surveyor's office.

EXCEPTING THEREFROM a tract of land situated in the NW1/4 of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being a portion of Deed Volume M79, page 1216, as recorded in the office of the Klamath County Clerk, more particularly described as follows:

Beginning at the Northwest corner of said Section 18; thence South 00° 01' 10" West, along the West line of said Section 18, 2192.47 feet; thence South 89 ° 51' 42" East 2573.41 feet to the true point of beginning of this description and being the Northeast corner of said Deed Volume; thence South 00° 00' 23" West 310.00 feet to the true point of beginning of this description; thence North 89° 51' 42" West 281.00 feet; thence South 00° 02' 03" East 155.00 feet; thence South 89° 51' 42" East 281.00 feet; thence North 00° 00' 23" East 155.00 feet to the true point of beginning, with bearings based on recorded Survey No. 2026, as recorded in the Klamath County Surveyor's office.

TOGETHER WITH AND SUBJECT TO easements for delivery of irrigation water from the Enterprise Irrigation District canal and all other rights of way and easements of record or apparent on the ground.

ALSO TOGETHER WITH the right of ingress and egress over the following-described roads: 60 foot strips of land situated in the N1/2, Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being 30 feet on either side of, measured at right angles from, the following-described center lines: Beginning at a point on the Easterly right of way line of State Highway 39; said point being South 00° 01' 10" West 2162.47 feet and South 89° 51' 42" East 25.31 feet from the Northwest corner of said Section 18; thence South 89° 51' 42" East 2548.10 feet to a point, North 89° 51' 42" West 30.00 feet from the East line of the NW1/4, said Section 18.

ALSO, beginning at the center 1/4 corner of said Section 18; thence North 00° 00' 23" East 1334.32 feet to the C-N 1/16 corner of said Section 18.

ALSO, beginning at a point South 00° 01' 10" West 2192.47 feet and South 89° 51' 42" East 1323.84 feet from the Northwest corner of said Section 18; thence South 00° 02' 03" East 465.00 feet to the South line of the NW1/4, said Section 18.

ALSO, beginning at a point South 00° 01' 10" West 2132.47 feet and South 89° 51' 42" East 599.83 feet from the Northwest corner of said Section 18; thence North 00° 02' 42" West 409.32 feet; thence South 89° 59' 04" East 132.38 feet; thence on the arc of a curve to the right (radius = 250.00 feet, central angle = 47° 03' 50") 205.35 feet; thence South 42° 55' 14" East 81.00 feet; thence on the arc of a curve to the left (radius = 175.06 feet, central angle = 71° 03' 30") 217.11 feet; thence North 66° 01' 16" East 144.49 feet; thence on the arc of a curve to the left (radius = 370.00 feet, central angle = 69° 18' 42") 447.60 feet; thence North 03° 17' 26" West 157.53 feet to the North line of the SE1/4 NW1/4, said Section 18.