

05 FEB 9 AM 11:15

MT68077 MS

Vol M05 Page 09037



State of Oregon, County of Klamath
Recorded 02/09/05 11:15 a m
Vol M05 Pg 09037-38
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

After recording return to:

John C. Lansdowne

P O Box 496

Bly, OR 97622

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

John C. Lansdowne

P O Box 496

Bly, OR 97622

Escrow No. MT68077-MS

STATUTORY WARRANTY DEED

Kenneth L. Harter, Grantor(s) hereby convey and warrant to **John C. Lansdowne**, 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 **\$43,500.00**.

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.

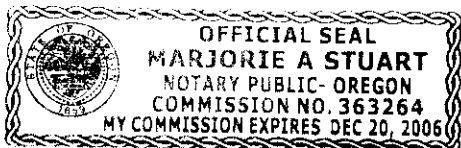
Dated this 8 day of Feb, 2005

Kenneth L. Harter
Kenneth L. Harter

By Robert James Harter
Robert James Harter, his attorney in fact

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 218, 2005 by Robert James Harter, as attorney in fact for Kenneth L. Harter.



Marjorie A. Stuart
(Notary Public for Oregon)

My commission expires 12/20/06

2600

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Commencing at a point four hundred and fifty (450) feet South of the Northeast corner of the Southwest quarter of Section 34, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon; thence two hundred ten (210) feet South; thence two hundred eight (208) feet West; thence two hundred ten (210) feet North; thence two hundred eight (208) feet East to the point of beginning.

PARCEL 2:

A parcel of land situate in the Northwest quarter of the Southeast quarter of Section 34, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pipe in the Southwesterly boundary of the Klamath Falls – Lakeview Highway, from which the quarter section corner of the Southerly boundary of Section 34, Township 36 South, Range 14 East of the Willamette Meridian bears South $0^{\circ} 45 \frac{1}{2}'$ East 2146.0 feet distant and running thence South $0^{\circ} 45 \frac{1}{2}'$ East 40 feet; thence North $79^{\circ} 34'$ East a distance of 14 feet, more or less, to a point in said Southwesterly boundary of the Klamath Falls – Lakeview Highway; thence North $20^{\circ} 06'$ West along said Highway boundary, a distance of 40 feet, more or less, to the point of beginning.

Tax Account No: 3614-034DB-00400-000

Key No: 365090