

05 FEB 14 AM 11:21

Vol M05 Page 09987



After recording return to:
Bill Madewell and Gloria Madewell
Whispering Pines Motel & Market
Diamond Lake Junction HWY 138 &
97, Klamath Falls, OR 97601

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

File No.: 7021-519475 (SAC)
Date: February 08, 2005

State of Oregon, County of Klamath
Recorded 02/14/05 11:21 a m
Vol M05 Pg 09987-89
Linda Smith, County Clerk
Fee \$ 31.00 # of Pgs 3

STATUTORY WARRANTY DEED

Gary Calkins, Grantor, conveys and warrants to **Bill Madewell and Gloria Madewell, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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.

The true consideration for this conveyance is **\$35,000.00**. (Here comply with requirements of ORS 93.030)

Dated this _____ day of _____, 20_____.

31F

09988

APN: R88274

Statutory Warranty Deed
- continued

File No.: 7021-519475 (SAC)
Date: 02/08/2005

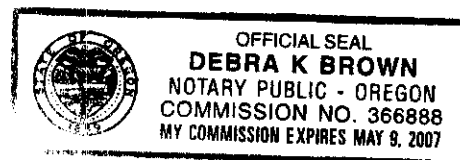
Gary N Calkins
Gary Calkins

STATE OF Oregon)
County of ~~Klamath~~ Douglas)ss.

This instrument was acknowledged before me on this 11th day of February, 2004
by **Gary Calkins**.

Debra K Brown

Notary Public for Oregon
My commission expires:



APN: **R88274**Statutory Warranty Deed
- continuedFile No.: **7021-519475 (SAC)**
Date: **02/08/2005****EXHIBIT A****LEGAL DESCRIPTION:**

That portion of the E 1/2 NE 1/4 of Section 19, Township 28 South, Range 8 East of the Willamette Meridian, more particularly described as follows: Commencing at the South quarter corner between Sections 19 and 20; thence Northeasterly along the Westerly right of way line of the Dalles-California highway as the same is not located a distance of 632 feet, more or less, to a point on the southwesterly line of the entrance road to the State airstrip; thence Northwesterly along said Southwesterly boundary of said road 200 feet to the Southeasterly line of that property described in Deed recorded July 6, 1964 in Deed Volume 354 at page 309, Deed Records of Klamath County, Oregon to the State of Oregon; thence Southwesterly along said Southeasterly line of State property 191 feet; thence Northwesterly along the Southwesterly line of State property 259 feet; thence Southwesterly along the Southeasterly line of State property 544.77 feet to a point in the South line of said Section 19; thence East along the Section line 476.48 feet more or less, to the point of beginning.