

05 FEB 18 PM 3:14



Vol M05 Page 11213

State of Oregon, County of Klamath
Recorded 02/18/2005 3:14 P m
Vol M05 Pg 11213-15
Linda Smith, County Clerk
Fee \$ 31 # of Pgs 3

THIS SPACE R

After recording return to:
CURTIS V. WOMELSDORF
889 BUTTE FALLS HWY.
EAGLE POINT, OR 97524

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

CURTIS V. WOMELSDORF
889 BUTTE FALLS HWY.
EAGLE POINT, OR 97524

Escrow No. MT68511-SH

MTC 68511-SH

STATUTORY WARRANTY DEED

FRANCES B. VALLEJOS, WHO ACQUIRED TITLE AS FRAXEBES BAUTISTA VALLEJOS,
Grantor(s) hereby convey and warrant to **CURTIS V. WOMELSDORF and LAVONNE WOMELSDORF, 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 **\$150,000.00.**

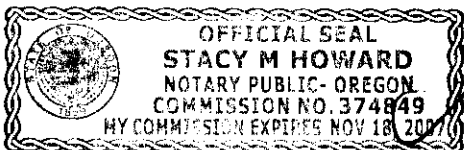
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION
OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT,
THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR
COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON
LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 18 day of Feb, 2005

Frances B. Vallejos
FRANCES B. VALLEJOS

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Feb 18, 2005 by FRANCES B. VALLEJOS.



Stacy M. Howard
(Notary Public for Oregon)
My commission expires 11/18/2007

31.00 am

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

That portion of the following described property which lies Northerly and Easterly of Loma Linda Drive and Easterly of First Addition to Loma Linda Heights;

A tract of land in the SE1/4 of Section 28, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point which bears North 89° 10' West along the East-West quarter line of Section 28, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, a distance of 1,989.34 feet and thence South 15° 13' East 980.25 feet from the quarter section corner common to Sections 28 and 27 in said Township and Range, said point being the Northwestern corner of a tract of land conveyed to Arthur W. Jolly, et ux., by deed recorded May 11, 1954 in Book 267, page 1, Deed Records of Klamath County, Oregon; thence North 46° 29' East 545.73 feet along the Northerly boundary of said Jolly Tract and a tract of land conveyed to Milt Sessler, et ux., by deed recorded July 12, 1961 in Book 330 at page 607, Deed Records of Klamath County, Oregon, to the Northeasterly corner thereof; thence South 15° 13' East along the Easterly boundary of said Sessler tract 401.19 feet, more or less, to the Northerly boundary of Old Fort Klamath Road; thence North 75° 30' East along the Northerly boundary of said Old Fort Klamath Road 60 feet, more or less, to the Southwesterly corner of a tract of land conveyed to Donna Hartman Stout by deed recorded August 22, 1944 in Book 168 at page 164, Deed Records of Klamath County, Oregon; thence North 15° 13' West 968.68 feet, more or less, along the Westerly boundary of said Stout tract and the Westerly boundary of a tract conveyed to Mike Foley by Deed recorded November 10, 1944 in Book 170 at page 426, Deed Records of Klamath County, Oregon, and the Westerly boundary of a tract conveyed to Mike Foley, et ux., by deed recorded December 3, 1948 in Book 227 at page 97, Deed Records of Klamath County, Oregon, to the East and West center line of said Section 28; thence North 89° 10' West 562.43 feet, more or less, to a point, thence South 15° 13' East 980.25 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM that portion of the herein described property lying within the boundaries of Loma Linda Drive formerly VA Hospital site Road.

FURTHER EXCEPTING THEREFROM that portion which lies between Old Fort Klamath road and Loma Linda Drive.

PARCEL 2:

A tract of land situated in the NW1/4 SE1/4 of Section 28, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon and being a portion of Lots 3 and 4 of an unrecorded plat prepared for Klamath Development Co. by William R. Canton dated May 15, 1930, more particularly described as follows:

(Parcel 2 continued)

Beginning at the Northeast corner of said Lot 4, from which the CE 1/16 corner of said Section 28 bears North $15^{\circ} 13'$ West 583.29 feet and South $89^{\circ} 10' 00''$ East 168.52 feet (said Northeast corner of Lot 4 bears West 1336.19 feet and South 541.18 feet from the quarter corner common to Sections 27 and 28 by Volume M73, page 3620, Deed Records of Klamath County, Oregon); thence South $15^{\circ} 13'$ East along the Easterly line of said Lot 4, 18.44 feet to the Northerly right of way line of Loma Linda Drive; thence along said right of way line along the arc of a curve to the left (radius point bears South $41^{\circ} 43' 08''$ East 125.49 feet and central angle = $02^{\circ} 40' 52''$) 5.87 feet, South $45^{\circ} 36'$ West 118.68 feet and along the arc of a curve to the right (radius = 100.22 feet and central angle = $35^{\circ} 46' 57''$) 62.59 feet to a point on the Northerly line of said Lot 3; thence North $46^{\circ} 29'$ East 192.17 feet to the point of beginning with bearings based on Survey No. 4362 as recorded in the office of the Klamath County Surveyor.

Tax Account No: 3809-028DB-00100-000
Tax Account No: 3809-028DB-00401-000

Key No: 306724
Key No: 860937