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Vol M05 Page 18356



State of Oregon, County of Klamath  
Recorded 03/21/2005 11:38 a m  
Vol M05 Pg 18356-59  
Linda Smith, County Clerk  
Fee \$ 36.00 # of Pgs 4

THIS SPACE RE

After recording return to:

The Michael and Diane Tyrholm Trust

~~Boggs Lake Ranch,~~ 3703 Collier Ln  
~~Bonanza, OR 97623~~ K. Falls, OR 97603

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

The Michael and Diane Tyrholm Trust

~~Boggs Lake Ranch,~~ SAME  
~~Bonanza, OR 97623~~

File No.: 7021-521762 (SAC)

Date: March 16, 2005

## STATUTORY WARRANTY DEED

**Richard A. Smith or successor Trustee of the Richard A. Smith Revocable Living Trust Dated December 21, 1999**, Grantor, conveys and warrants to **Michael D. Tyrholm and Diane L. Cross-Tyrholm, Trustees of The Michael and Diane Tyrholm Trust U.A.D. 11-6-04**, 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 **\$950,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 17 day of March, 2005

36F

18357

APN: R782923

Statutory Warranty Deed  
- continued

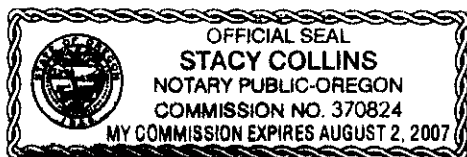
File No.: 7021-521762 (SAC)  
Date: 03/16/2005

Richard A. Smith or successor Trustee of the  
Richard A. Smith Revocable Living Trust  
Dated December 21, 1999

  
Richard A. Smith, Trustee

STATE OF Oregon )  
County of Klamath )ss.  
)

This instrument was acknowledged before me on this 17 day of March, 2005  
by as of Richard A. Smith or successor Trustee of the Richard A. Smith Revocable Living Trust Dated  
December 21, 1999, on behalf of the .



  
Notary Public for Oregon

My commission expires: 8/2/07

APN: R782923

Statutory Warranty Deed  
- continuedFile No.: 7021-521762 (SAC)  
Date: 03/16/2005**EXHIBIT A****LEGAL DESCRIPTION:**

Township 40 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon:

Section 8: SW 1/4 SE 1/4 and the E 1/2 SE 1/4

Section 9: S 1/2 NW1/4SW 1/4 and the SW 1/4 SW 1/4

Section 16: E 1/2 SW 1/4 and the W 1/2 W 1/2 and the E 1/2 NW 1/2

Section 17: NE 1/4 and the E 1/2 SE 1/4

Saving and Excepting any portion of the above described parcel lying Northerly or Easterly of the following described line: Beginning at the Quarter corner common to Sections 8 and 9, Township 40 S. R. 14 E.W.M., Klamath County, Oregon, as marked by a Klamath County Surveyor brass capped monument; thence, along the following-described line with the angle points being marked by a 5/8" iron pin with a True Line Surveying plastic cap, S. 89°50'43" W. 214.22 feet, S. 00°09'17" E. 466.83 feet, N. 89°50'43" E. 214.22 feet, S. 00°09'17" E. 154.57 feet, S. 62°01'52" E. 1173.37 feet, S. 27°19'17" E. 624.58 feet and S. 00°09'17" E. 909.83 Feet; thence S. 26°43'11" E. 3028 feet, more or less, to a point on the East-West center section line of Section 16, Township 40 S. R. 14 E.W.M., with bearings based on a time method solar observation.

And Further saving and excepting the following described parcel: That portion of the SW 1/4 of the NE 1/4 of Section 17 lying Southerly of the following described line: Beginning at the Northeast corner of the SE 1/4 of the NW 1/4 of Section 17, Township 40 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon, thence diagonally in a straight line to the Southeast corner of the NW 1/4 of the SE 1/4 of said Section 17, Township 40 South Range 14, East of the Willamette Meridian, Klamath County, Oregon.

**Parcel Two:**

That portion of the NW 1/4 of the SE 1/4 of Section 17 lying Northerly of the following described line: Beginning at the Northeast corner of the SE 1/4 of the NW 1/4 of Section 17, Township 40 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon, thence diagonally in a straight line to the Southeast corner of the NW 1/4 of the SE 1/4 of said Section 17, Township 40 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

**Parcel Three:**

That portion of the NW 1/4 SE 1/4 and the NE 1/4 SW 1/4 of Section 8, Township 40 S, R. 14 E.W.M., lying South of the following described line.

APN: R782923

Statutory Warranty Deed  
- continuedFile No.: 7021-521762 (SAC)  
Date: 03/16/2005

Beginning at a 5/8" iron pin with a Tru-Line Surveying plastic cap, in an existing fence line, from which the South 1/4 corner of said Section 8 bears S. 36°01'05" W. 1613.43 feet; thence N. 49°53'34" W. 1149.62 feet to a 5/8" iron pin with a Tru-Line Surveying plastic cap; thence along a line which is 20 feet southerly of the center line of an existing road the following courses and distances, S. 69°27'36" W. 503.72 feet, along the arc of a curve to the left (radius equals 1480.00 feet, central angle equals 14°13'55" and the tangent equals 184.76 feet) 367.62 feet, S. 55°13'41" W. 168.98 feet, along the arc of a curve to the right (radius equals 420.00 feet, central angle equals 28°27'30" and the tangent equals 106.50 feet) 208.61 feet, S. 83°41'11" W. 102.11 feet, along the arc of a curve to the left (radius equals 180.00 feet, central angle equals 39°33'51" and the tangent equals 64.74 feet) 124.29 feet and S. 44°07'20" W. 70 feet, more or less to a point on the West line of said NE 1/4SW 1/4, with bearings based on a time method solar observation.