

MT6-68757 MS

05 MAR 30 PM 3:27



State of Oregon, County of Klamath  
Recorded 03/30/2005 3:27 p m  
Vol M05 Pg 21568-69  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

THIS SPACE RESEI

After recording return to:

Earl E. Johnson

2300 E Valley Pkwy. Space # 83

Escondido, CA 92027

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

Earl E. Johnson

2300 E Valley Pkwy. Space # 83

Escondido, CA 92027

Escrow No. MT68757-MS

### STATUTORY WARRANTY DEED

**Robert L. Worthey and Betty J. Worthey, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **Earl E. Johnson**, 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 **\$130,000.00**.

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.

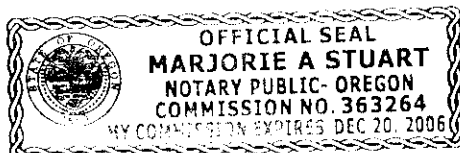
Dated this 24th day of March, 2005

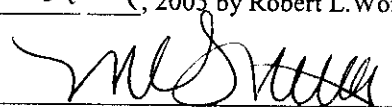
  
Robert L. Worthey

  
Betty J. Worthey

State of Oregon  
County of Klamath

This instrument was acknowledged before me on 3/24, 2005 by Robert L. Worthey and Betty J. Worthey.



  
(Notary Public for Oregon)

My commission expires 12/20/06

2600 #100

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A tract of land situated in the S1/2 of Section 23, Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8 inch iron pin marking the C1/4 corner of said Section 23; thence South 89° 29' 05" East, along the East-West centerline of said Section 23, 1549.16 feet to a 5/8 inch iron pin; thence continuing South 89° 29' 05" East 60 feet, more or less, to the thread of Sprague River; thence Southerly, along said thread of Sprague River, 330 feet, more or less, to a point that bears South 89° 29' 05" East from the C-N-N-SW 1/256 corner of said Section 23; thence North 89° 29' 05" West 80 feet, more or less to a 5/8 inch iron pin; thence continuing North 89° 29' 05" West 2731.63 feet to the said C-N-N-SW 1/256 corner; thence North 00° 32' 03" West 326.19 feet to the C-W 1/16 corner of said Section 23; thence South 89° 29' 05" East 1325.05 feet to the point of beginning.

TOGETHER WITH the following easement for access as delineated on Major Land Partition 79-47:

A 20-foot easement for ingress and egress to various ownerships Westerly of Sprague River, said easement situated in Section 23, Township 35 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, being parallel to and measured at right angles from the following described centerline:

Beginning at a point on the North line of said Section 23, said point being North 89° 12' 04" West (North 89° 28' 36" West by recorded Survey No. 2919, as recorded in the office of the Klamath County Surveyor) 988.37 feet from the Northeast corner of said Section 23; thence along the following courses and distances; South 06° 10' 46" East (South 06° 27' 18" East by said Survey No. 2919) 67.02 feet, South 05° 59' 29" East 147.51 feet, South 19° 26' 24" West 457.29 feet, South 00° 58' 14" East 448.04 feet, South 13° 15' 29" West 229.49 feet, South 13° 16' 30" West 388.25 feet, South 18° 49' 35" West 397.72 feet, South 27° 57' 04" West 279.84 feet, South 02° 16' 20" West 218.19 feet, South 17° 47' 59" West 94.45 feet, South 01° 32' 08" West 83.70 feet, South 29° 44' 24" West 113.48 feet, South 21° 52' 07" East 190.64 feet, South 27° 33' 25" West 290.28 feet, and South 13° 50' 47" West 52.81 feet to a point on the South line of the N1/2 NW1/4 SE1/4 of said Section 23, said point being South 89° 23' 30" East 1,047.38 feet from the C-N-S 1/64 corner of said Section 23

EXCEPT any portion of said easement lying within the boundaries of the parcel first above described; AND EXCEPT any portion of said easement lying within the Winema National Forest.

Tax Account No:	3509-02300-00200-000	Key No:	251890
Tax Account No:	3509-023D0-06200-000	Key No:	253969