

05 APR 19 PM 3:26

mtc-08748kr



Vol M05 Page 27536

State of Oregon, County of Klamath
Recorded 04/19/2005 3:26 p m
Vol M05 Pg 27536-37
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

THIS SPACE RESE

After recording return to:

Leslie R. Ager

7050 Round Lake Rd

Klamath Falls, OR 97601

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

Leslie R. Ager

7050 Round Lake Rd

Klamath Falls, OR 97601

Escrow No. MT68748-KR

STATUTORY WARRANTY DEED

Richard E. Moore and Sheila Whitesitt, Grantor(s) hereby convey and warrant to **Leslie R. Ager**, 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:

LEGAL DESCRIPTION

A parcel of land lying within the bounds of that tract of real property recorded in Volume 222, page 301 of Deed records of Klamath County, Oregon, described therein as being a portion of the SE1/4 of the SE1/4 of Section 28, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, said parcel of land being more particularly described as follows: Beginning at the Northwest corner of above said tract of real property which corner is described as bearing East along the Section line 2074.11 feet, thence North 25 degrees 22' West, 761.0 feet from the 1/4 corner on the South boundary of said Section 28 and which corner is also described as being on the Southerly right of way line of the Klamath Falls-Ashland Highway; thence Easterly along said right of way line a distance of 418.00 feet to a 1/2" steel rod marking the TRUE POINT OF BEGINNING of this description; thence following along the Southerly right of way line of the aforesaid highway North 47 degrees 20' East, 143.16 feet to a 1/2 inch steel rod on the Westerly right of way boundary of an existing County Road; thence along same South 35 degrees 13' East, a distance of 265.00 feet to a 1/2 inch steel rod; thence South 47 degrees 20' West, parallel with the first course described above, a distance of 190.64 feet to a 1/2 inch steel rod; thence North 25 degrees 22' West, 275.21 feet to the true point of beginning.

EXCEPTING THEREFROM the irrigation canal (Keno Canal) as constructed.

Tax Account No.:

3908-028D0-00100-000


Key No.: 498474

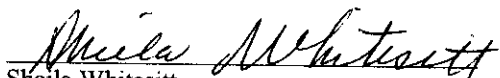
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$120,000.00**.

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 April, 2005.


Richard E. Moore

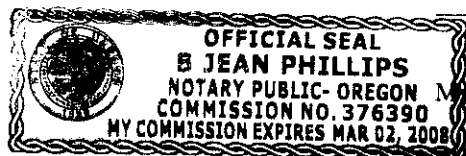

Sheila Whitesitt

2600 am

Notary Acknowledgement for Statutory Warranty Deed between Moore & Whitesitt and Ager

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 4-18, 2005 by Richard E. Moore and Sheila Whitesitt.

(Notary Public for Oregon)

My commission expires

3-2-08