



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
THOMAS W AND BARBARA L POWELL  
FAMILY TRUST

State of Oregon, County of Klamath  
Recorded 05/03/2005 3:13P m  
Vol M05 Pg 31830-31  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

PO BOX 485  
Newman, CA 95360

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

THOMAS W AND BARBARA L POWELL  
FAMILY TRUST

PO BOX 485  
Newman, CA 95360

Escrow No. MT69294-TM

### STATUTORY WARRANTY DEED

**PHILIP C. DIMICK, JR.**, Grantor(s) hereby convey and warrant to **THOMAS W. POWELL AND BARBARA L. POWELL AS CO-TRUSTEES OF THE THOMAS W. AND BARBARA L. POWELL FAMILY TRUST UDT APRIL 1, 2005**, 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 **\$58,000.00**.

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 20<sup>th</sup> day of April, 2005

Philip C. Dimick, Jr.  
PHILIP C. DIMICK, JR.

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on April 20, 2005 by PHILIP C. DIMICK, JR..

Tamara L. McDaniel  
(Notary Public for Oregon)

My commission expires 12/17/05



31831

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

**PARCEL 1:**

A tract of land situate in Lot 4, Section 7, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the South line of Lot 4, Section 7, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon from which the Southeast corner of said Lot 4 bears East 319.1 feet distant; thence North parallel with the East line of said Lot 4, 606.5 feet; thence West 259.5 feet, more or less to the Easterly right of way of State Highway No. 427; thence along the said Easterly right of way South 00° 51' East 606.6 feet, more or less to the South line of said Lot 4; thence East 250.36 feet, more or less to the point of beginning.

**PARCEL 2:**

That portion of Section 6, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West right of way line of the Old Dallas-California Highway (State Highway No. 427) 10 feet Southerly along said West right of way line from the intersection of the South line of Lot 3, Section 6, Township 35 South, Range 7 East of the Willamette Meridian, and said West right of way line; said point of beginning being the Southeasterly corner of a parcel of land described in a deed recorded in Volume 343, Deed Records of Klamath County, Oregon, at Page 229; thence Southerly along the said West right of way line a distance of 90 feet to a point; thence Westerly and parallel with the Southerly line of said Lot 3 to the Easterly shoreline of Agency Lake; thence Northerly along the said Easterly shoreline to the Southwest corner of said parcel of land described in Volume 343, Deed Records of Klamath County, Oregon, at Page 229; thence Easterly along the Southerly boundary of said parcel so described to the point of beginning.

Being an undivided 1/32 nd interest in Parcel 2.

Tax Account No: 3507-007BA-01600-000  
Tax Account No: 3507-006BA-00600-0U5

Key No: 230459  
Key No: 873629