

05 MAY 13 2:03:06



MTC 69266

Vol M05 Page 34941

State of Oregon, County of Klamath  
Recorded 05/13/05 3:36 p m  
Vol M05 Pg 34941-42  
Linda Smith, County Clerk

THIS SPACE RESERV Fee \$ 26<sup>00</sup> # of Pgs 2

After recording return to:

Richard V. Peacher

1500 18th Street

Orville, CA 95965

Until a change is requested all

tax statements shall be sent to

The following address:

Richard V. Peacher

1500 18th Street

Orville, CA 95965

Escrow No.

MT69266-TM

**A MTC 69266**  
**STATUTORY WARRANTY DEED**

**John E. Johnson and Deborah A. Johnson, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **Richard V. Peacher and Barbara Susan Stockwell, as tenants in common**, 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 **\$290,000.00**.

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.

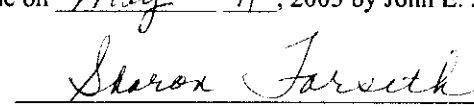
Dated this 11 day of 5 May, 05.

  
John E. Johnson

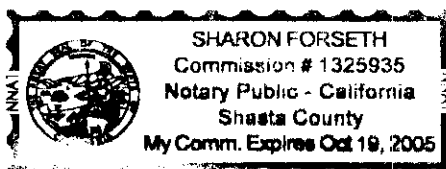
  
Deborah A. Johnson

State of ~~Oregon~~ Calif.  
County of ~~KLAMATH~~ Shasta

This instrument was acknowledged before me on May 11, 2005 by John E. Johnson and Deborah A. Johnson.

  
(Notary Public for ~~Oregon~~ Calif.)

My commission expires 10/19/05



3:16  
am

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

A parcel of land situated in the SW1/4 of Section 34 and the SE1/4 of Section 33, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin on the Easterly right of way line of Washburn Way from which the SW corner of said Section 34 bears the following two bearings and distances: South 89° 54' 58" West 30.00 feet, South 00° 10' 55" East 1330.37 feet, more or less, thence from said point of beginning North 89° 54' 58" East 290.00 feet to a 5/8" iron pin; thence South 00° 10' 55" East 422.40 feet; thence South 89° 54' 58" West 371.52 feet to a point on the Easterly right of way line of said Washburn Way, said point also being on a 602.96 feet radius curve, from which the radius point bears North 60° 02' 32" West 602.96 feet; thence along the Easterly right of way line of said Washburn Way and along the arc of a 602.96 feet radius curve to the left (Delta= 30° 08' 23", Long Chord = North 14° 53' 16" East 313.53 feet) 317.18 feet to a 5/8" iron pin; thence continuing along the Easterly right of way line of said Washburn Way North 00° 10' 55" West 119.51 feet to the point of beginning.

Tax Account No: 3909-033D0-01400-000

Key No: 587047