

05 MAY 27 PM 03:00



After recording return to:
Lonnie Robinson and Lydia Robinson
10852 Highway 66
Klamath Falls, OR 97601

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

Lonnie L. Robinson and Lydia L.
Robinson

10852 Highway 66
Klamath Falls, OR 97601

File No.: 7021-567899 (DMC)

Date: May 17, 2005

Vol M05 Page 39613

THIS SPA

State of Oregon, County of Klamath

Recorded 05/27/05 3:34 p m

Vol M05 Pg 39613-15

Linda Smith, County Clerk

Fee \$ 31.00 # of Pgs 3

STATUTORY WARRANTY DEED

Lloyd L. Wilson and Sandra J. Wilson, as tenants by the entirety, Grantor, conveys and warrants to **Lonnie L. Robinson and Lydia L. Robinson, as tenants by the entirety**, 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 **\$199,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 25 day of May, 2005.

317

39614

APN: R498553

Statutory Warranty Deed
- continued

File No.: 7021-567899 (DMC)
Date: 05/17/2005

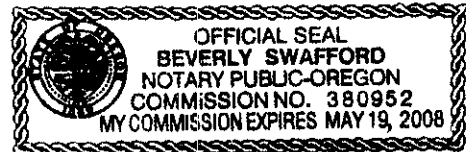
Lloyd L. Wilson
Lloyd L. Wilson

Sandra J. Wilson
Sandra J. Wilson

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 25 day of May, 2005
by **LLOYD L. Wilson and Sandra J. Wilson.**

Beverly Swafford
Dori Grain Beverly Swafford
Notary Public for Oregon
My commission expires: ~~November 7, 2005~~
May 19, 2008



APN: R498553

Statutory Warranty Deed
- continuedFile No.: 7021-567899 (DMC)
Date: 05/17/2005**EXHIBIT A****LEGAL DESCRIPTION:****PARCEL 1:**

A tract of land situated in the SE 1/4 of Section 28, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the South line of the SE 1/4 of said Section 28 located Easterly 1055.04 feet from the South one-fourth corner of said Section 28; thence Easterly along the South line of the SE 1/4 of said Section 28, 419.52 feet to an iron pin; thence North 22°53' West 240.96 feet to a pipe; thence North 87°12' West 189.5 feet to a pipe; thence Westerly along the centerline of an existing irrigation ditch to its intersection with the Westerly line of the tract of land described in Deed Volume 158, page 16, Deed Records of Klamath County, Oregon; thence South 27°32' East along said Westerly line to the point of beginning.

PARCEL 2:

A portion of the SE 1/4 of Section 28, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point from which the one quarter section corner common to Sections 28 and 33, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, bears West 1474.56 feet; thence North 22°53' West 538.96 feet to the true point of beginning of this description, said point being the most Northeasterly corner of the aforesaid tract of real property described in Volume 158, page 16, Deed Records of Klamath County, Oregon, said corner being located on the Southerly right of way boundary of the Ashland-Klamath Falls Highway; thence South 67°07' West along said right of way boundary, a distance of 170.8 feet; thence South 22°53' East parallel with the Easterly boundary of aforesaid tract of real property, a distance of 215.9 feet to a point on the Northerly bank of an existing irrigation ditch; thence South 87°12' East along said ditch bank, a distance of 189.5 feet to the Easterly boundary of aforesaid tract of real property; thence North 22°53' West along said boundary a distance of 298.0 feet, more or less, to the true point of beginning.