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MTZ-69596 TM



Vol M05 Page 43841

State of Oregon, County of Klamath
Recorded 06/13/05 10:47a m
Vol M05 Pg 43841-43

THIS SPACE RES Linda Smith, County Clerk
Fee \$ 3/00 # of Pgs 3

After recording return to:
CHRIS L. ROOKSTOOL

4641 Laverne Ave.
Klamath Falls, OR 97603

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

CHRIS L. ROOKSTOOL

4641 Laverne Ave.
Klamath Falls, OR 97603

Escrow No. MT69596-TM

STATUTORY WARRANTY DEED

JANET FALLS, Grantor(s) hereby convey and warrant to **CHRIS L. ROOKSTOOL**, 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 **\$90,000.00**.

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 day of May, 2005

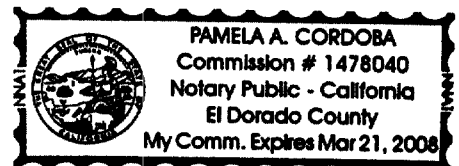
Janet Falls
JANET FALLS

State of ~~Oregon~~ California
County of ~~Klamath~~ El Dorado

This instrument was acknowledged before me on May 20, 2005 by JANET FALLS.

Pamela A. Cordoba
(Notary Public for ~~Oregon~~ California)

My commission expires 3-21-08



3/00
an

EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at a point on the South bank of the Enterprise Irrigation District Ditch where it crosses the East line of the NE1/4 SE1/4 of Section 2, Township 39 South of Range 9 East of the Willamette Meridian, approximately 480 feet South of the quarter corner on the East line of said Section; thence along the said South bank or line of said ditch, North 61° 18' West a distance of 87 feet; North 70° 38' West a distance of 524 feet; thence South 79° 21' South a distance of 51 feet; thence South 39° 14' West a distance of 68 feet to a point on the Easterly line of Bailey Tracts No. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence following said line South 0° 19' West a distance of 322.5 feet to an iron pin; thence East 430.4 feet to an iron pin; thence South 93 feet to an iron pin; thence East 235 feet, more or less, to said East line of said Section 2; thence North along said section line a distance of 262 feet, more or less, to the point of beginning, situate in the NE1/4 of SE1/4 of said Section 2; saving and excepting for roadway purposes a strip of land 30 feet wide East and West along the East line of said above described tract.

EXCEPTING THEREFROM:

A parcel of land situated in the E1/2 NE1/4 SE1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the South bank of the Enterprise Irrigation District Ditch where it crosses the East line of NE1/4 SE1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon approximately 480 feet South of the quarter corner of the East line of said Section; thence along the said South line of bank of said ditch, North 61° 18' West a distance of 87 feet; thence North 70° 38' West a distance of 524 feet; thence South 79° 21' West a distance of 51 feet; thence South 39° 14' West a distance of 60 feet to a point on the Easterly line of Bailey Tracts No. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence following said line South 0° 19' West a distance of 322.5 feet to an iron pin; thence East 430.4 feet to an iron pin marking the most Northerly corner of Lot 3, Block 1, Bel Aire Gardens; thence continuing East a distance of 75.0 feet to a point; thence North 0° 14' 30" West a distance of 100.0 feet to a point; thence East a distance of 160.0 feet to a point on the East line of said Section 2; thence North along said Section line to the point of beginning.

EXCEPTING the Easterly 30 feet thereof lying within the Right-of-Way of Madison Street.

ALSO EXCEPTING THEREFROM A parcel of land situated in the East 1/2, Northeast 1/4 Southeast 1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

43843

(Legal description continued)

Beginning at a 1/2 inch iron pin on the Westerly line of Madison Street, said point being North 0° 14' 30" West a distance of 193.0 feet from the intersection of the Southerly line of that tract of land as described in Deed Volume 211, page 211, Records of Klamath County, Oregon, with the Westerly line of Madison Street said beginning point being North 0° 04' West a distance of 1,340.2 feet South 89° 13' West a distance of 30.0 feet and North 0° 14' 30" West a distance of 766.8 feet from the Southeast corner of said Section 2; thence South 0° 14' 30" East along the Westerly line of Madison Street a distance of 100.00 feet to a 1/2 inch iron pin; thence West parallel with the North line of BELAIRE GARDENS SUBDIVISION and parallel with the Southerly line of that tract of land as described in Deed Volume 211, page 211, a distance of 130.0 feet to a 1/2 inch iron pin; thence North 0° 14' 30" West parallel with Madison Street a distance of 100.00 feet to a 1/2 inch iron pin; thence East parallel with the North line of BEL-AIRE GARDENS SUBDIVISION and parallel with the Southerly line of that tract of land as described in said Deed Volume 211, page 211, a distance of 130.0 feet to the point of beginning.

Tax Account No: 3909-002DA-02700-000

Key No: 521199