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Vol M05 Page 46442

State of Oregon, County of Klamath
Recorded 06/21/05 11:05 a.m
Vol M05 Pg 46442-43
Linda Smith, County Clerk
THIS SPACE RESERVE Fee \$ 26.00 # of Pgs 2

After recording return to:
Larson 2004 Family Trust, dated January 27,
2004

P.O. Box 186
Crescent, OR 97733

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

Larson 2004 Family Trust, dated January 27,
2004

P.O. Box 186
Crescent, OR 97733

Escrow No. BT077196TA

STATUTORY WARRANTY DEED

Randall S. Severson, Grantor(s) hereby convey and warrant to **Douglas L. Larson and Barbara A. Larson, Trustees of the Larson 2004 Family Trust, dated January 27, 2004**, 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:

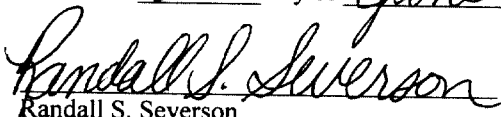
SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 **\$675,000.00**.

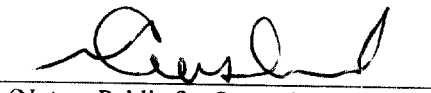
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO 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 June 2005.


Randall S. Severson

State of Oregon
County of DESCHUTES

This instrument was acknowledged before me on 6/20, 2005 by Randall S. Severson.


(Notary Public for Oregon)

My commission expires 6-19-08



2600 am

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the ORIGINAL TOWN OF CRESCENT, Oregon, being a portion of the NE1/4 SW1/4 of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon and being all, or a portion of those parcels conveyed to Douglas E. Stumbaugh and Billie Jean Stumbaugh, husband and wife, by Deed Volumes M70, page 8697, M72, page 7232 and M74, page 6948, Microfilm Records of Klamath County, Oregon, said tract being more particularly described as follows:

Beginning at a point on the Northwestern right-of-way line of the Dalles-California Highway (U.S. #97), as the same is presently located and constructed, which bears Northeasterly along said right-of-way a distance of 485.0 feet from its intersection with the Northeasterly line of Ward Street in said TOWN OF CRESCENT, said beginning point being the most Southerly corner of Parcel 2 in Deed Volume M70, page 8697, Microfilm Records of Klamath County, Oregon; thence continuing Northeasterly along said Highway right-of-way a distance of 205.0 feet to a point, said point being Southwesterly along said Highway right-of-way a distance of 30.0 feet from the most Easterly corner of Parcel described in Deed Volume M74, page 6948, Microfilm Records of Klamath County, Oregon; thence Northwesterly at right angles to said Highway a distance of 255.0 feet to the Southeasterly line of Riverview Street in said TOWN OF CRESCENT; thence Southwesterly along said Southeasterly line a distance of 205.0 feet to the most Westerly corner of Parcel described in Deed Volume M72, page 7232, Microfilm Records of Klamath County, Oregon; thence Southeasterly at right angles to said Highway a distance of 255.0 feet, more or less, to the point of beginning.

Account No.: 2409-030CA-00800-000

Key No.: 820017