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mtc-70384WV



Vol M05 Page 52341

State of Oregon, County of Klamath
Recorded 07/08/05 3:37 PM
Vol M05 Pg 52341-42
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

THIS SPACE RESERVED FOR RECO

After recording return to:
ROBERT A. DURGIN AND DIANA Z.
DURGIN, TRUSTEES OF THE DURGIN
FAMILY TRUST

16026 TWIN DRIVE 34397 Eld St.
LAPINE, OR 97739 Chelugun OR 97624

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

ROBERT A. DURGIN AND DIANA Z.
DURGIN, TRUSTEES OF THE DURGIN
FAMILY TRUST

16026 TWIN DRIVE 34397 Eld St.
LAPINE, OR 97739 Chelugun OR 97624

Escrow No. MT70384-LW

STATUTORY WARRANTY DEED

DELORIS G.. LAMBERT, Grantor(s) hereby convey and warrant to **ROBERT A. DURGIN AND DIANA Z. DURGIN, TRUSTEES OF THE DURGIN FAMILY TRUST**, 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:

A parcel of land situated in Section 13, Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon being more particularly described as follows:

Commencing at the Southeast Corner of the N1/2 SW1/4 of said Section 13; thence South 88 degrees 47' 09" West along the South line of said N1/2 SW1/4, 150.57 feet to the POINT OF BEGINNING of this description; thence, continuing along said South Line, South 88 degrees 47' 09" West, 748.76 feet to a 5/8 inch iron pin; thence leaving said South Line North 00 degrees 13' 51" East, 703.78 feet to a 5/8 inch iron pin; thence North 83 degrees 24' 13" East, 202.91 feet to a 5/8 inch iron pin marking the beginning of a curve to the left; thence along the arc of a 130.00 feet radius curve to the left (delta = 31 degrees 02' 27"; long chord = North 67 ° 52' 59" East, 69.57 feet) 70.43 feet to a 5/8 inch iron pin at the end of curve; thence North 52 degrees 21' 46" East, 2.38 feet to a 5/8 inch iron pin on the Southerly right-of-way line of the Sprague River Highway and the beginning of a curve to the left; thence along said Southerly right-of-way line and the arc of a 2904.93 feet radius curve to the left (delta = 6 degrees 38' 47"; long chord = South 41 degrees 33' 08" East, 336.79 feet) 336.98 feet to the end of curve; thence South 44 degrees 52' 31" East, 524.53 feet; thence leaving said Southerly right-of-way line South 45 degrees 07' 29" West, 163.15 feet to the point of beginning.

Tax Account No: 3509-013CA-00900-000

Key No: 252862

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 **\$50,000.00**.

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.

2600 Am

Dated this 5th day of July 2005.

52342

Deloris G. Lambert
DELORES G.. LAMBERT

STATE OF CALIFORNIA

COUNTY OF Kern ss.
~~KLAMATH~~

On July 5, 2005 before me, Laurie L. Hart personally appeared DELORES G.. LAMBERT personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that SHE executed the same in her authorized capacity(ies), and that by her signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

Laurie L. Hart

