

1st 640588  
WARRANTY DEED -- STATUTORY FORM

JOAN E. KELCH, Grantor,

conveys and warrants to

WILLIAM RANCE CLAYTON and CAROLYN TAMARIA CLAYTON, husband and wife, Grantee,

the following described real property, free of encumbrances except as specifically set forth herein, to wit:

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

Tax Account No(s): R131921


Map/Tax Lot No(s): 230924-A-200

This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$185,000.00.

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 4 day of August, 2005.

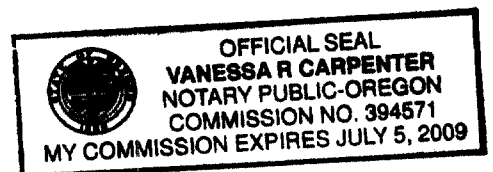
  
JOAN E. KELCH

STATE OF OREGON, COUNTY OF Deschutes ) SS.

This instrument was acknowledged before me on August \_\_\_\_, 2005 by JOAN E. KELCH.

  
(Notary Public for Oregon)

My commission expires July 5, 2009

After recording return to:  
WESTERN TITLE & ESCROW COMPANY  
16455 WILLIAM FOSS ROAD  
LA PINE, OR 97739Until a change is requested all tax statements shall be sent to the following address:  
WILLIAM RANCE & CAROLYN TAMERIA CLAYTON  
16769 SOUTH CENTURY DRIVE  
BEND, OR 97707TITLE NO. 640588  
ESCROW NO. 14-0068005

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## EXHIBIT "A"

A tract of land in the NE ¼ of the NE ¼ of Section 24, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of said Section 24; thence North 89°38'40" West 178.82 feet and South 30°48" West 192.13 feet to a point on the Northwestern right of way line of Oregon State Highway No. 97 and being 165.00 feet South of the North line of said Section 24 and being the true point of beginning of this description; thence North 89°58'40" West 219.85 feet to the center line of the Walker Basin Canal; thence South 34°15'15" West, along said center line 458.22 feet; thence South 89°58'40" East 252.00 feet to the Northwestern right of way line of said highway; thence North 30°48' East 441.00 feet to the true point of beginning with bearings and distance based on recorded survey 1198.