

MTT-70988 KR



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Gregory R. Addington

12411 Anderson Road

Klamath Falls, OR 97603

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

Gregory R. Addington

12411 Anderson Road

Klamath Falls, OR 97603

State Of Oregon, County Of Klamath

**M05-63385**

09/01/2005 03:00:14 PM

# Of Pages 2 Fee: \$26.00

Escrow No. MT70988-KR

Title No. 0070988

### STATUTORY WARRANTY DEED

**Kraig R. Strauch and Ruth A. Strauch, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **Greg R. Addington and Monica S. Addington, as tenants by the entirety**, 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:

### LEGAL DESCRIPTION

A parcel of land situate in Sections 16, 17, 20 and 21, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8" inch iron pin on the Southwesterly right-of-way line of the Great Northern Railroad right-of-way from which the section corner common to Section 16, 17, 20 and 21, Township 40 South Range 10 East of the Willamette Meridian, bears North 53° 48' 36" West a distance of 667.31 feet; thence North 44° 00' 00" West along said right-of-way 1076.20 feet to a point on the Northerly line of a tract of land described in Volume 360 at page 132, Deed Records of Klamath County, Oregon; thence North 73° 00' 00" West along said Northerly line 276.13 feet to a point on the Southeasterly right of way line of Zukerman Road; thence South 33° 09' 20" West along said Southeasterly right-of-way line 331.87 feet; thence South 50° 47' 36" East 292.42 feet to a point on the South line of Section 17, Township 40 South, Range 10 East of the Willamette Meridian; thence Southerly along the high water line of Lost River the meander line of which is as follows: South 48° 52' 32" East 232.66 feet; thence South 52° 04' 05" East 237.81 feet; thence leaving said high water line North 63° 04' 05" East 108.12 feet; thence South 26° 20' 35" East 105.18 feet; thence South 44° 00' 00" East 162.43 feet; thence North 78° 45' 30" East 354.64 feet to the point of beginning.

EXCEPTING THEREFROM any portion that lies North and East of the USBR G Canal. Subject to restrictions, reservations, easement, covenants, oil, gas or mineral rights of record, if any.

EXCEPTING THERFROM that portion deeded to Jeffrey and Annette Quinowski recorded July 6, 2000 in Volume M00, page 24706, Microfilm Records of Klamath County, Oregon.

Tax Account No: 4010-01700-02400-000  
Tax Account No: 4010-020AA-00100-000

Key No: 97898  
Key No: 98860

200

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 **\$275,000.00**.

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 29 day of AUGUST, 2005

Kraig R. Strauch  
Ruth A. Strauch

State of Hawaii  
County of Kauai

This instrument was acknowledged before me on August 29, 2005 by Kraig R. Strauch and Ruth A. Strauch.

Debra J. Orsatti  
(Notary Public)

My commission expires 10/16/07

