



After recording return to:  
Charles E. Defoe, Jr.

*12455 SW 68th Av.  
Portland OR 97223*

Until a change is requested all tax statements  
shall be sent to the following address:  
Charles E. Defoe, Jr.

*same*

File No.: 7073-646694 (mah)  
Date: August 31, 2005

**M05-64123**

Klamath County, Oregon

09/13/2005 11:49:42 AM

Pages 3 Fee: \$31.00

### STATUTORY WARRANTY DEED

**Patricia L. Sigler**, Grantor, conveys and warrants to **Charles E. Defoe, Jr. and D. Linette Dobbins**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**This property is free from liens and encumbrances, EXCEPT:**

1. The **2005-2006** Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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.

The true consideration for this conveyance is **\$68,000.00**. (Here comply with requirements of ORS 93.030)

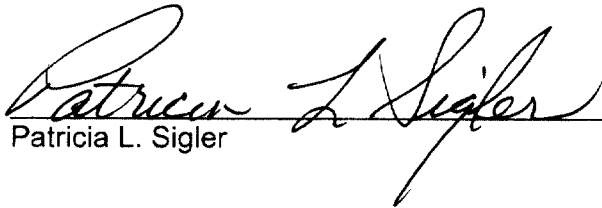
Dated this 1 day of September, 2005.

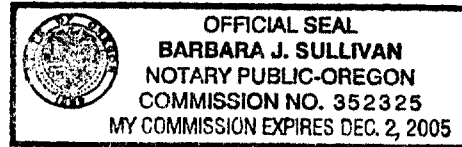
31F

APN: 154362

Statutory Warranty Deed  
- continued

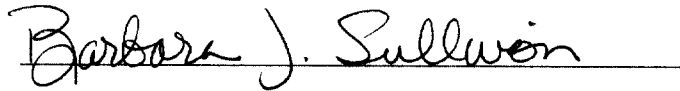
File No.: 7073-646694 (mah)  
Date: 08/31/2005

  
Patricia L. Sigler



STATE OF Oregon )  
County of Klamath )ss.  
)

This instrument was acknowledged before me on this 1 day of September, 2005  
by **Patricia L. Sigler.**



Notary Public for Oregon  
My commission expires:

**EXHIBIT A****LEGAL DESCRIPTION:****Parcel 1:**

A parcel of land situate in the SW 1/4 SW 1/4 of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying on the East side of U. S. Highway 97, more particularly described as follows:

Beginning at a point along the South line of Section 30, from which the West 1/16 corner common to Sections 30 and 31 bears South 89°04'28" East 115.86 feet; thence along said South section line, North 89°04'28" West 219.49 feet to a point along the East line of U. S. Highway 97 and 50 feet from the centerline thereof; thence along the East line of said U. S. Highway 97, North 25°15' East 445.9 feet to a point from which the Eastern reference point for highway centerline station PT 9 + 60.92, bears: North 25°15' East 19.66 feet; thence South 68°34'36" East 133.75 feet to a point along the West line of Main Street Projected; thence along the West line of Main Street Projected, South 14°52'54" West 370.41 feet to the point of beginning.

**Parcel 2:**

A parcel of land situate in the S 1/2 S 1/2 SW 1/4 of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying on the East side of Main Street Projected, and more particularly described as follows:

Beginning at a point along the East line of Main Street Projected, from which the West 1/16 corner common to Section 30 and 31 bears South 22°56'04" East 104.12 feet; thence with two lines along the East line of Main Street Projected, North 08°35' East 221.1 feet to a point; North 25°23' East, 102.9 feet to a point; thence South 50°56'35" East 100.0 feet to a point; thence at a right angle, North 39°03'24" East 75.0 feet to a point; thence at a right angle, South 50°56'36" East, 287.0 feet to a point; thence at a right angle, South 39°03'24" West 168.8 feet to a point; thence along a line running parallel to the South line of Section 30, North 89°04'28" West, 318.6 feet to the point of beginning.

EXCEPTING THEREFROM a strip of land dedicated to the public for road purposes lying along the East side of Main Street Projected: Beginning at a point along the East line of Main Street Projected, from which the West 1/16 corner common to Sections 30 and 31 bears South 22°56'04" East, 104.12 feet; thence with two lines along the East line of Main Street Projected, North 08°35' East, 222.1 feet to a point; North 25°23' East 102.9 feet to a point; thence with one line through the parent tract, South 13°54'25" West 321.0 feet to the point of beginning.