



MTK-71655 SH

M05-67277

Klamath County, Oregon

10/24/2005 02:45:51 PM

Pages 2 Fee: \$26.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Bradley B. Hadwick

14212 Ravenwood Drive

Klamath Falls, OR 97601

Until a change is requested all

tax statements shall be sent to

The following address:

Bradley B. Hadwick

14212 Ravenwood Drive

Klamath Falls, OR 97601

Escrow No. MT71655-SH

Title No. 0071655

STATUTORY WARRANTY DEED

John N. Larsen, III, Grantor(s) hereby convey and warrant to **Bradley B. Hadwick and Dena C. Hadwick, 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:

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 **\$265,000.00**.

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 24 day of Oct 2005

John N. Larsen, III
John N. Larsen, III

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on Oct 24, 2005 by John N. Larsen, III.



Stacy M. Howard
(Notary Public for Oregon)

My commission expires 11/18/2007

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EXHIBIT "A"
LEGAL DESCRIPTION

The following described real property situate in Klamath County, Oregon"

Beginning at the Section corner common to Sections 32 and 33, Township 39 South, Range 9 East of the Willamette Meridian and Sections 4 and 5, Township 40 South, Range 9 East of the Willamette Meridian; thence North along the West line of Section 33, 1342.29 feet to a point; thence East along the 1/16 corner line 530.0 feet to a point; thence South 882.29 feet to a point; thence East 500.0 feet to a point; thence South 460.0 feet to a point on the South Section line of Section 33; thence West along the South Section line of Section 33, 1030 feet to the point of beginning. Saving and excepting any portion lying within the boundaries of any roads or highways.

TOGETHER with a 60.0 foot easement for purposes of ingress and egress and for utility purposes, 30.0 feet on each side of the following described center line: beginning at the Section corner common to Sections 32 and 33, Township 39 South, Range 9 East of the Willamette Meridian and Sections 4 and 5, Township 40 South, Range 9 East of the Willamette Meridian; thence North along the West line of Section 33, 1038.0 feet to a point which is the extended center line of an existing 60.0 foot access road as it now exists, which is the TRUE POINT OF BEGINNING; thence East 650.0 feet to a point of termination that lies in a stock corral and at a crossing of the U.S.B.R. No. 20 Drain.

Tax Account No: 3909-03300-01200-000

Key No: 586556