



After recording return to:  
Julie A. Scarbrough  
27455 Rocky Point Road  
Klamath Falls, OR 97601

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

Julie A. Scarbrough  
27455 Rocky Point Road  
Klamath Falls, OR 97601

File No.: 7021-663795 (DMC)  
Date: October 07, 2005

**M05-67939**

Klamath County, Oregon

10/31/2005 03:47:16 PM

Pages 3 Fee: \$31.00

## **STATUTORY WARRANTY DEED**

**Joan L. Roth and Otto T. Roth Co-Trustees of the Joan L. Roth Trust**, Grantor, conveys and warrants to **Julie A. Scarbrough**, 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. 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 **\$670,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 27th day of October, 2005.

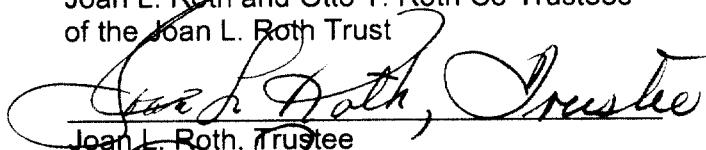
31F

APN: 308134

Statutory Warranty Deed  
- continued

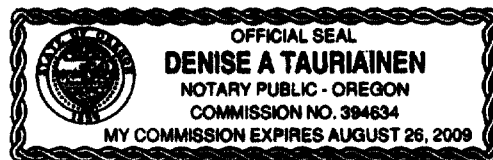
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Joan L. Roth and Otto T. Roth Co-Trustees  
of the Joan L. Roth Trust

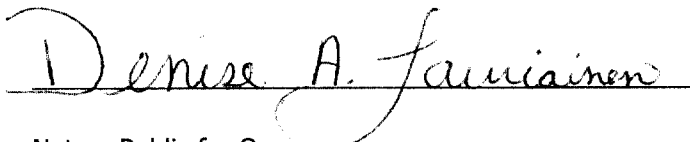
  
Joan L. Roth, Trustee

  
Otto T. Roth, Trustee

STATE OF Oregon )  
County of Jackson )ss.



This instrument was acknowledged before me on this 27<sup>th</sup> day of October, 20 05  
by Joan L. Roth and Otto T. Roth as Trustees of The Joan L. Roth Trust, on behalf of the Joan L. Roth Trust.

  
Denise A. Tauriainen

Notary Public for Oregon

My commission expires: August 26, 2009

**EXHIBIT A**

**LEGAL DESCRIPTION:**

A portion of Government Lot 4 in Section 2, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, described as follows;

Beginning at the intersection of the Southerly right-of-way of State Highway No. 421 and the West Section line of Section 2, Township 36 South, Range 6 East of the Willamette Meridian; thence Northeasterly along said right-of-way to the Southwest corner of property described in Deed Volume M75 page 10733; thence South  $73^{\circ}12'1\frac{1}{2}"$  East 251.2 feet to the Westerly shore of Pelican Bay; thence Southwesterly along the Westerly shore of Pelican Bay to the South boundary of Government Lot 4, Section 2, Township 36 South, Range 6 East of the Willamette Meridian; thence Westerly along South boundary of said Government Lot 4 to the West boundary of said Section 2; thence Northerly along West boundary of said Section 2 to the point of beginning. SAVING AND EXCEPTING THEREFROM THE FOLLOWING:

A piece or parcel of land situate in the NW1/4NW1/4 of Section 2, township 36 South, Range 6 East of the Willamette Meridian, on the Westerly bank of Recreation Creek in Klamath County, Oregon being more particularly described as follows:

Beginning at a point on the west boundary of Section 2 Township 36 South, Range 6 East of the Willamette Meridian from which the monument marking the Northwest corner of said Section 2 bears N  $0^{\circ}17'$  West 1342.04 feet distant; thence East 180 feet, more or less the Westerly bank of Recreation Creek; thence Northeasterly along the Westerly bank of Recreation Creek 42 feet, more or less, to a point; thence North  $45^{\circ}$  West 77 feet, more or less, to a point; thence West 165 feet, more or less, to a point on the west boundary of Section 2, Township 36 South, Range 6 East of the Willamette Meridian; thence South  $0^{\circ}17'$  East along the West boundary of said Section 2, 76.96 feet, more or less, to the point of beginning.