



M05-68383

Klamath County, Oregon

11/04/2005 03:33:31 PM

Pages 3 Fee: \$31.00

After recording return to:

The Roseberg Loving Trust

~~Plum Hill Road~~ *OSU Experiment Station*
~~OR 97131~~ *6941 Washburn Way*
K. Falls, OR 97138

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

The Roseberg Loving Trust

~~Plum Hill Road~~ *SAME*
~~OR~~

File No.: 7021-608188 (SAC)

Date: July 18, 2005

STATUTORY WARRANTY DEED

James J. Bellett and Sherry A. Bellett as tenants by the entirety, Grantor, conveys and warrants to **Richard J. Roseberg and Laura Roseberg, Trustees of The Roseberg Loving Trust**, 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 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 **\$125,000.00**. (Here comply with requirements of ORS 93.030)

File No.: **7021-608188 (SAC)**
Date: **07/18/2005**

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EXHIBIT A**LEGAL DESCRIPTION:**

A tract of land located in the E 1/2 SE 1/4 NW 1/4 of Section 22, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the Southeast corner of the NW 1/4 of Section 22; thence N. 00°46'35" E., along the East boundary of the NW 1/4, 523.49 feet to the true point of beginning of this description; thence N. 00°46'35" E., along the East boundary of the NW 1/4, 799.29 feet to the Northeast corner of the SE 1/4 NW 1/4 of Section 22; thence N. 89°42'55" W., along the North boundary of the SE 1/4 NW 1/4, 663.79 feet to the Northwest corner of the E 1/2 SE 1/4 NW 1/4; thence S. 00°38'07" W., along the West boundary of the E 1/2 SE 1/4 NW 1/4, 158.07 feet; thence Southeasterly 85.60 feet along the arc of a 100.00 foot radius curve to the right (long chord = S. 76°09'26" E. 83.01 feet); thence S. 51°38'02" E., 170.98 feet; thence Southeasterly, 188.56 feet along the arc of a 560.00 foot radius curve to the right (long chord = S. 41°59'17" E., 187.67 feet); thence S. 32°20'31" E., 212.06 feet; thence Southeasterly, 225.56 feet along the arc of a 609.56 foot radius curve to the left (long chord = S. 42°56'34" E., 224.28 feet); thence S. 53°32'36" E., 60.00 feet to the true point of beginning.