

**M06-07008**

Klamath County, Oregon

04/11/2006 10:55:47 AM

Pages 2 Fee: \$26.00

After Recording Return to:

**FLOYD L. PERCY**

**135878 HIGHWAY 97 NORTH**

**CRESCENT, OR 97733**

Until a change is requested all tax statements

Shall be sent to the following address:

(same as above)

Order No. 59325NP

**WARRANTY DEED**

**LORINA MARTHA DYESS**, herein called grantor, convey(s) to **FLOYD L. PERCY, A Single Man**, herein called grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

**SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION**

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage; and except any real property taxes due but not yet payable;

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$87,344.00**.

**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).**

Dated: APRIL 7, 2006

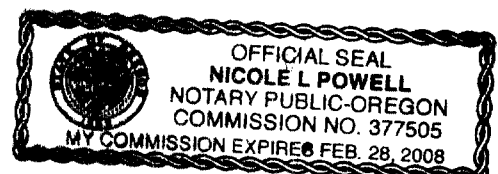
*Lorina Martha Dyess*  
**LORINA MARTHA DYESS**

STATE OF OREGON, County of DESCHUTES ) ss.

On APRIL 7, 2006 personally appeared the above named **LORINA MARTHA DYESS** and acknowledged the foregoing instrument to be HER voluntary act and deed.

Before me: *Nicole J. Powell*  
 Notary Public for Oregon  
 My commission expires: *2/28/08*

Official Seal



*Exhibit A*

**PARCEL 1:**

A parcel of land in the NW 1/4 NW 1/4 of Section 31, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:

Beginning at a point along the West line of Section 31 from which the North one-sixteenth corner common to Sections 31 and 38 bears South 00° 05' 43" West 418.67 feet; thence along the West line of Section 31, North 00° 05' 43" East 331.51 feet to a point; thence along a line at right angle to U.S. Highway 97, South 64° 43' 17" East 327.45 feet to a point; thence along a line parallel with U.S. Highway 97 and 250 feet from the centerline thereof, South 25° 16' 43" West 120.00 feet to a #5 steel rod; thence along a line at right angle to U.S. Highway 97, South 64° 43' 17" East 200.00 feet to a #5 steel rod along the Northwest line of U.S. Highway 97 and 50 feet from the centerline thereof; thence along the Northwest line of U.S. Highway 97, South 25° 16' 42" West, 60.00 feet to a #5 steel rod; thence along a line at right angle to U.S. Highway 97, North 64° 43' 17" West 200.00 feet to a #5 steel rod; thence along a line parallel with U.S. Highway 97, South 25° 16' 43" West 120.00 feet to a #5 steel rod; thence along a line at right angle to U.S. Highway 97, North 64° 43' 17" West 166.39 feet to the point of beginning, with bearings based on Survey #3512 as filed with the Klamath County Engineers office.

**SAVING AND EXCEPTING THEREFROM the following:**

Beginning at a point, a #5 steel rod set along the West line of Section 31, from which the Northwest corner of Section 31 bears North 00° 05' 43" East 579.36 feet; thence along a line at a right angle to U.S. Highway 97, South 64° 43' 17" East 239.81 feet to a #5 x 30" rod; thence along a line parallel with said Highway and 337.64 feet from the centerline thereof South 25° 16' 43" West 300.00 feet to a #5 x 30" steel rod; thence along a line at a right angle to said Highway North 64° 43' 17" West 98.75 feet to a #5 steel rod set along the West line of Section 31; thence along the West line of Section 31, North 00° 05' 43" East 331.51 feet to the point of beginning.

**PARCEL 2:**

The North 120 feet of a parcel of land described as follows:

Running East from the Northwest corner of Section 31, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, 857.8 feet; thence running Southerly along the West line of the new survey of U.S. Highway 97, 1085 feet to a point of description of tract herein conveyed; thence running Westerly at right angles to said U.S. Highway 97, 100 feet; thence Southerly parallel to U.S. Highway 97, 300 feet; thence Easterly at right angles to said U.S. Highway 97, 100 feet; thence Northerly along West line of said U.S. Highway 97, 300 feet to a point of beginning.

The North 120 feet of a parcel of land described as follows:

Beginning at a point 857.6 feet East of the Northwest corner of Section 31, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, thence running Southerly along the West line of U.S. Highway 97, 1085 feet; thence Westerly at right angles to said U.S. Highway 97, 100 feet to the point of description for this conveyance; thence running Southerly parallel to said U.S. Highway 97, 300 feet; thence Westerly at right angles to said U.S. Highway 97, 100 feet; thence Northerly parallel to said U.S. Highway 97, 300 feet; thence Easterly at right angles to said U.S. Highway 97, 100 feet to the place of beginning.

CODE 103 MAP 2409-031BB TL 01700 KEY #155931