



THIS SPACE RESER

2007-015374

Klamath County, Oregon



08/30/2007 12:36:37 PM

Fee: \$26.00

MT79970-KR

After recording return to:

Lon E. Baley

P O Box 417

Malin, OR 97632

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

Lon E. Baley

P O Box 417

Malin, OR 97632

Escrow No. MT79970-KR

Title No. 0079970

SWD

### STATUTORY WARRANTY DEED

Lon E. Baley and Nancy L. Baley, as to an undivided 1/2 interest, and Mark R. Trotman and Dawn M. Trotman, as to an undivided 1/2 interest, <sup>\*\*see below</sup> Grantor(s) hereby convey and warrant to ~~Lon E. Baley, Nancy L. Baley, Mark R. Trotman and Dawn M. Trotman~~ <sup>\*see continued</sup> ~~DBA Baley-Trotman Farms,~~ 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

**\*Grantee continued - an Oregon general partnership**

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:

2007-2008 Real Property Taxes a lien not yet due and payable.

**\*\*as to Parcel 1 and Lon E. Baley, Nancy L. Baley, Mark R. Trotman and Dawn M. Trotman, all dba Baley-Trotman Farms, as to Parcel 2**

The true and actual consideration for this conveyance is \$1.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 ORS 197.352.

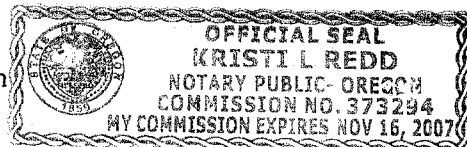
Dated this 29<sup>th</sup> day of August, 2007.

Lon E. Baley  
Lon E. Baley individually and dba Baley-Trotman Farms

Nancy L. Baley  
Nancy L. Baley individually and dba Baley-Trotman Farms

Mark R. Trotman  
Mark R. Trotman individually and dba Baley-Trotman Farms

Dawn M. Trotman  
Dawn M. Trotman individually and dba Baley Trotman Farms



State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on August 29, 2007 by Lon E. Baley, Nancy L. Baley, Mark R. Trotman and Dawn M. Trotman, individually and all doing business as Baley-Trotman Farms.

Kristi L. Redd  
(Notary Public for Oregon)

My commission expires 11/16/2007

(PP)

26 AMT

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1**

That portion of the S1/2 SW1/4 of Section 16, Township 41 South, Range 12, East of the Willamette Meridian, Klamath County, Oregon, as described as follows:

Beginning at the intersection of the Northeasterly line of the Great Northern Railroad right of way, 300 feet wide, as described in deed recorded in Volume 96, page 109, of Deed Records of Klamath County, Oregon, with the Northwesterly line of the Depot Road, 80 feet wide, as described in Deed recorded in Volume 96, page 173, of Deed Records of said County; thence North 71° 45' East along said Depot Road a distance of 263.29 feet to the True Point of Beginning of this description; thence North 165.23 feet; thence West 549.60 feet to the Northeasterly line of said Railroad right of way; thence following the boundary line of said Railroad right of way to its intersection with the North line of the S1/2 of the SW1/4 of Section 16; thence East along the North line to the Northeast corner of the SE1/4 of the SW1/4; thence South along the East line of said SE1/4 of the SW1/4 277.90 feet, more or less, to its intersection with the Northwesterly line of the Depot Road; thence Southwesterly along the Northwesterly line of the Depot Road to the true point of beginning.

EXCEPTING therefrom an additional portion conveyed to the Great Northern Railway by deed recorded in Volume 105 of Deeds, page 209, Records of Klamath County, Oregon.

**PARCEL 2**

That portion of the SE1/4 SW1/4 of Section 16, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the intersection of the Northeast line of the Great Northern Railroad right of way, 300 feet wide, as described in Deed Volume 96, page 109, records of said County, with the Northerly line of Depot Road, 80 feet wide, as described in Deed recorded in Volume 96, page 173 of Deed Records of County; thence North 71° 45' East along said Depot Road 263.29 feet; thence North 165.23 feet; thence West 549.60 feet to the Northeast line of said railroad right of way, said line being a curve concave Southwesterly having a radius of 3064.93 feet; thence Southeasterly along said curve, 388.96 feet to the point of beginning.