

03 AUG 12 PM 3:21

MTK-62125 TA



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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

TAMIRIS R. DUKE

710 8TH STREET

TULAROSA, NM 88352

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

TAMIRIS R. DUKE

710 8TH STREET

TULAROSA, NM 88352

Escrow No.

MT62125-TA

State of Oregon, County of Klamath

Recorded 08/12/2003

3:21 P.M.

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Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

WARRANTY DEED

DAVID GEORGE HEIDEMAN and SHARON ANN HEIDEMAN, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to TAMIRIS R. DUKE, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

409542

3809-032BB-02900

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record if any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration for this conveyance is \$92,000.00.

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 8TH day of Aug 2003.


DAVID GEORGE HEIDEMAN


SHARON ANN HEIDEMAN

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Aug 8 2003 by DAVID GEORGE HEIDEMAN and SHARON ANN HEIDEMAN.




(Notary Public for Oregon)

My commission expires 6-19-04

26-M

EXHIBIT "A"
LEGAL DESCRIPTION

58374

All of Lot 1, Block 102 of BUENA VISTA ADDITION to the City of Klamath Falls, in the County of Klamath, State of Oregon, EXCEPTING a tract of land described as follows:

Beginning at the Southwest corner of Lot 1, Block 102 of BUENA VISTA ADDITION and running thence; Northerly along the Westerly line of said Lot 1 a distance of 50 feet to a point; thence Easterly along a line parallel to the South line of said Lot 1 to the Easterly line of said Lot 1; thence South along the Easterly line of said Lot 1 to the Southeast corner of Lot 1 in Block 102 of BUENA VISTA ADDITION; thence Westerly along the South line of said Lot 1 to the point of beginning, being the Southerly portion of said lot; ALSO SAVING AND EXCEPTING that portion of said Lot 1 lying Northerly of said line between Lots 2 and 6 of said Block 102 extended, through said Lot 1 to Second Street.

ALSO EXCEPTING the Southeasterly 8 feet, (as measured along the Westerly line and parallel to the South line of Lot) of the above described property.

ALSO EXCEPTING a portion of lot 1, Block 102, BUENA VISTA ADDITION to the City of Klamath Falls, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at a 1/2" iron pin at the intersection of the Northerly line of said Lot 1 and the line between Lots 2 and 6, of said Block 102, extended Northeasterly through said Lot 1 to Second Street; thence South 63° 22' 30" West along said Northeasterly extension through Lot 1, a distance of 27.11 feet, to a 5/8" iron pin at the true point of beginning; thence South 63 degrees 22' 30" West a distance of 25.12 feet to a 5/8" iron pin on the Westerly line of said Lot 1; thence South 11 degrees 52' 00" East along said Westerly line, a distance of 12.67 feet to a 5/8" iron pin; thence North 40 degrees 00' 00" East a distance of 30.88 feet to the true point of beginning.

Account No.: 3809-032BB-02900-000

Key No.: 409542