



After recording return to:
James Farles
2150 Wiard Street
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
James Farles
2150 Wiard Street
Klamath Falls, OR 97603

File No.: 7021-279227 (cs)
Date: November 05, 2003

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M03 Page 83116

State of Oregon, County of Klamath
Recorded 11/07/03 3:30 p m
Vol M03 Pg 83116-18
Linda Smith, County Clerk
Fee \$ 3.00 # of Pgs 3

STATUTORY WARRANTY DEED

John H. Elliott and Edith R. Elliott Trustees of the Elliott Trust, Grantor, conveys and warrants to James Farles and Cynthia R. Bauer, not as tenants in common but with rights of survivorship, 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 **\$104,000.00**. (Here comply with requirements of ORS 93.030)

APN:

Statutory Warranty Deed
- continued

File No.: 7021-279227 (cs)
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83117

Trustees of the Elliott Trust

John H. Elliott Trustee
John H. Elliott, Trustee

Edith R. Elliott Trustee
Edith R. Elliott, Trustee

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 5 day of November, 2003
by John H. Elliott and Edith R. Elliott as Trustees of Trustees of the Elliott Trust, on behalf of the Trust.

Susan Marie Campbell



Notary Public for Oregon
My commission expires: 3-27-06

APN:

Statutory Warranty Deed
- continuedFile No.: 7021-279227 (cs)
Date: 11/05/2003**EXHIBIT A****LEGAL DESCRIPTION:**

Beginning at a point which bears South 88°05' West a distance of 20.4 feet and North 0°59' West a distance of 560 feet and South 89°25' West a distance of 30 feet and North 0°59' West a distance of 76 feet from the iron pin in the Dalles California Highway which marks the center of Section 2, Township 39 S., R. 9 E. W. M., and running thence; South 89°25' West parallel to the most Southerly line of Pleasant Home Tracts a distance of 215.5 feet to a point; thence North 0°59' West parallel to the center line of Wiard Street a distance of 81.6 feet, more or less, to a point which is on the Southerly line of Pleasant Home Tracts; thence North 89°25' East along the said Southerly line of Pleasant Home Tracts a distance of 215.5 feet, more or less, to an iron pin which marks the Southeasterly corner of Lot 1 Pleasant Home Tracts, and which point is 30 feet South 89°25' West from the centerline of Wiard Street; thence South 0°59' East parallel to the centerline of Wiard Street a distance of 81.6 feet, more or less, to the point of beginning, said tract situate in the SE 1/4 NW 1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.