

01 JAN 14 PM 3:43

QUIT CLAIM DEED

Cynthia L. Mackenzie, Grantor, hereby conveys and quit claims to David S. Mackenzie, Grantee, all of her interest in the following described parcel of real property located in Klamath County, Oregon, free of encumbrances, other than encumbrances of record on the date of this conveyance.

See attached Exhibit "A" for legal description of property known as 1023 Main Street, Klamath Falls, Klamath County, Oregon

The true consideration for this conveyance is Judgment and Decree of Dissolution of Marriage, Jackson County Oregon Circuit Court Case No. 02-2498-D-3.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH IN FARM AND FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 IN ALL ZONES. 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 EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

DATED this 12 day of Jan, 2004.

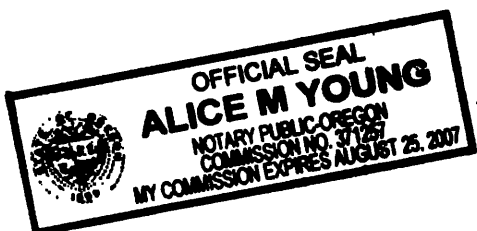
GRANTOR:

Cynthia L. Mackenzie
Cynthia L. Mackenzie

STATE OF Oregon)

County of Jackson) ss.

The foregoing instrument was acknowledged before me this 12 day of Jan, 2004, by Cynthia L. Mackenzie, Grantor.



[Signature]
Notary Public for Oregon

State of Oregon, County of Klamath
Recorded 01/14/2004 3:43 p. m
Vol M04 Pg 2387-88
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

David Mackenzie
1023 Main
Klamath Falls
OR

Property Address: 1023 Main St., Klamath Falls, OR

Beginning at the most Southerly corner of Lot 2 in Block 48 of Nichols Addition to the City of Klamath Falls, Oregon; thence Northeasterly along Main Street 32 feet; thence Northwesterly at right angles to Main Street 119.65 feet; thence Southwesterly parallel to Main Street 32 feet; thence Southeasterly at right angles to Main Street 119.65 feet to the place of beginning, being the Southwesterly 32 feet of Lot 2 in Block 48 of Nichols Addition to the City of Klamath Falls, Oregon.

EXCEPTING THEREFROM the Northwesterly 2 feet of Southwesterly 32 feet of Lot 2 in Block 48 of Nichols Addition, deeded to the City of Klamath Falls, Oregon, in Volume 305 page 352, Deed records of Klamath County, Oregon.

EXHIBIT "A"