

04 JAN 15 PM 3:43



WT-63865 KR

Vol M04 Page 02821

After recording return to:
TAMMY LYNN MC COSKEY
3435 Shasta Way
Klamath Falls, OR 97603

State of Oregon, County of Klamath
Recorded 01/15/2004 3:43 p m
Vol M04 Pg 2821-221
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

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

TAMMY LYNN MC COSKEY
3435 Shasta Way
Klamath Falls, OR 97603

Escrow No. MT63865-KR

STATUTORY WARRANTY DEED

CHARLES T. MC COSKEY and CLAUDIA R. MC COSKEY, as tenants by the entirety, Grantor(s) hereby convey and warrant to TAMMY LYNN MC COSKEY, 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:

That part of Tract 22A of ENTERPRISE TRACTS, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point on the North right of way line of Shasta Way which lies North 89° 08' East a distance of 2,782.3 feet and North 0° 49' West a distance of 15 feet from the iron pin which marks the Southwest corner of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and running thence North 0° 49' West a distance of 300 feet to a point; thence South 89° 08' West a distance of 115 feet to an iron pin; thence North 1° 17' East a distance of 372 feet to an iron pin which lies on the Southerly right of way line of the U.S.R.S. "A" Canal; thence Easterly and Southerly following the Southerly right of way line of the "A" Canal to its intersection with the North right of way line of Shasta Way; thence Westerly along the North right of way line of Shasta Way to the point of beginning.

EXCEPTING THEREFROM a parcel of land located in Tract 22A, ENTERPRISE TRACTS SUBDIVISION, situated in Section 34, Township 38 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point on the Southerly right of way line of the U.S.R.S. "A" Canal, from which the most Northerly corner of that property described in Deed Volume M-67 at page 1935 of Deed Records of Klamath County, Oregon, bears North 52° 20' 50" West a distance of 471.98 feet; thence South 34° 28' 20" West, 22.00 feet; thence South 55° 31' 40" East, 46.00 feet; thence North 34° 28' 20" East, 22.00 feet, more or less, to the Southerly right of way line of the U.S.R.S. "A" Canal; thence Northwesterly along said line, 46.00 feet, more or less, to the point of beginning, with the above described bearings being based on those shown in Deed Volume M-67 at page 1935, Klamath County Deed Records.

Tax Account No.: 3809-034DC-00400-000

Key No.: 445502

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:

The true and actual consideration for this conveyance is \$875,000.00.

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.

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Dated this 14 day of January, 2004

Charles T. Mc Coskey
CHARLES T. MC COSKEY

Claudia R. Mc Coskey
CLAUDIA R. MC COSKEY

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Jan 14, 2004 by CHARLES T. MC COSKEY and CLAUDIA R. MC COSKEY.

Tamara L. McDaniel
(Notary Public for Oregon)

My commission expires 12/17/05

