



After recording return to:
Andrew Kness
30103 Transformer Road
Malin, OR 97632

Until a change is requested all tax statements
shall be sent to the following address:
Andrew Kness
30103 Transformer Road
Malin, OR 97632

File No.: 7021-308680 (SAC)
Date: January 12, 2004

THIS State of Oregon, County of Klamath
Recorded 01/21/2004 3:14 p m
Vol M04 Pg 3797-99
Linda Smith, County Clerk
Fee \$ 3/00 # of Pgs 3

STATUTORY WARRANTY DEED

Anthony G. West and Tammie J. West as tenants by the entirety, Grantor, conveys and warrants to Andrew Kness and Sarah Wiseman, not as tenants in common, but with full 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 **\$124,000.00**. (Here comply with requirements of ORS 93.030)

03798

APN: 16

Statutory Warranty Deed
- continued

File No.: 7021-308680 (SAC)
Date: 01/12/2004

Anthony G. West
Anthony G. West

Tammie J. West
Tammie J. West

STATE OF Oregon)
County of Klamath)ss.

This instrument was acknowledged before me on this 19 day of January 2004
by **Anthony G. West and Tammie J. West**

Stacy Collins
Notary Public for Oregon
My commission expires: 8-2007



EXHIBIT A**LEGAL DESCRIPTION:****Parcel 1:**

The East 136 feet of the SW 1/4 of the NW 1/4 of Section 4, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon. EXCEPTING THEREFROM that portion lying North of the Shasta View Irrigation Ditch, Klamath County, Oregon.

Parcel 2:

A tract of land in the SE 1/4 of the NW 1/4 of Section 4, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of said SE 1/4 of the NW 1/4; thence East along the South line of said SE 1/4 of the NW 1/4 to the West boundary of the Shasta View Irrigation Ditch running Northwesterly and Southeasterly through said SE 1/4 of the NW 1/4; thence Northwesterly along the Westerly boundary of said Ditch to its intersection with the West line of said SE 1/4 of the NW 1/4; thence South along the West line of said SE 1/4 of the NW 1/4 to the point of beginning.

EXCEPTING THEREFROM that portion lying within the County Road.

ALSO EXCEPTING THEREFROM a tract of land in the SE 1/4 of the NW 1/4 of Section 4, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point in the South line of SE 1/4 of the NW 1/4 of Section 4, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, which point is East 450 feet and four inches from the Southwest corner of said SE 1/4 of the NW 1/4; and running thence North parallel with the West line of said SE 1/4 of the NW 1/4 a distance of 268 feet to the Westerly line of the Shasta View Irrigation District Ditch; thence Southeasterly along the Westerly line of said Ditch to the South line of said SE 1/4 of the NW 1/4; thence West along said South line of said SE 1/4 of the NW 1/4 to the point of beginning.

EXCEPTING THEREFROM that portion lying within the County Road.