

NTX - 63925 TA



Vol M04 Page 04767

State of Oregon, County of Klamath
Recorded 01/26/2004 3:09 p m
Vol M04 Pg 4767-68
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

After recording return to:
DANIEL J. SHUCK
P.O. Box 864
Merrell, OR 97633

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

DANIEL J. SHUCK
P.O. Box 864
Merrell, OR 97633

Escrow No. MT63925-TA

STATUTORY WARRANTY DEED

CHARLES V. SHUCK, Grantor(s) hereby convey and warrant to DANIEL J. SHUCK and TAMMY SHUCK, as tenants by the entirety, 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:

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

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 \$70,000.00.

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 22 day of JAN, 2004.

Charles V. Shuck
CHARLES V. SHUCK

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Jan. 22, 2004 by CHARLES V. SHUCK.

[Signature]
(Notary Public for Oregon)



My commission expires 6.19.04

26.00
TA

04768

EXHIBIT "A"
LEGAL DESCRIPTION
Legal Description of Parcel 1 of
"Minor Partition No. 80-18"

A tract of land situated in the E1/2 of Section 32, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the center $\frac{1}{4}$ corner of said Section 32; thence along the boundary of that tract of land described in Deed Volume M80, page 14194 of the Klamath County Deed Records South $00^{\circ} 03' 30''$ West 38.30 feet, North $89^{\circ} 36' 51''$ East 515.24 feet and North $89^{\circ} 47' 36''$ East 335.48 feet to the most Southerly corner common to Parcel 2 of "Minor Partition No. 80-18" and said Parcel 1; thence, along the boundary common to said Parcels 1 and 2, North $37^{\circ} 55' 22''$ East 31.70 feet to a point on the East-West center Section line of said Section 32, said point also being on the North line of said Deed Volume M80, page 14194; thence, continuing along the said common boundary, North $37^{\circ} 55' 22''$ East 28.39 feet, North $07^{\circ} 59' 08''$ East 336.66 feet, North $26^{\circ} 51' 52''$ East 202.84 feet, North $57^{\circ} 15' 37''$ East 66.00 feet and East 207.44 feet to a point on the West right of way line of Dodds Hollow Road; thence North, along the said right of way line, 2076 feet, more or less, to a point on the North line of said Section 32, 1289 feet, more or less to the North $\frac{1}{4}$ corner of said Section 32; thence South along the North-South center section line of said Section 32, 2640 feet, more or less, to the point of beginning, with bearings based on record of survey 3251 on file at the office of the Klamath County Surveyor.