

MT-63358 MS

Vol M04 Page 05357



After recording return to:
DENISE JEWEL WENCL
2025 HOPE STREET
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath
Recorded 01/28/2004 3:24 p m
Vol M04 Pg 5357-8
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:

DENISE JEWEL WENCL
2025 HOPE STREET
KLAMATH FALLS, OR 97603

Escrow No. MT63358-MS

STATUTORY WARRANTY DEED

NICHOLAS JAMES GEORGE and DANIELLE GEORGE, as tenants by the entirety, Grantor(s) hereby convey and warrant to DENISE JEWEL WENCL, 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

517667

3909-002BD-05700

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 \$94,500.00.

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.

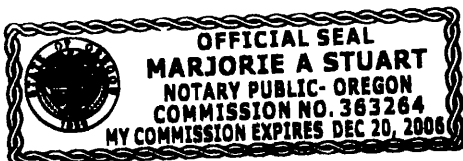
Dated this 30th day of Jan, 2004.

Nicholas James George
NICHOLAS JAMES GEORGE

Danielle George
DANIELLE GEORGE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 1/20/04 by NICHOLAS JAMES GEORGE.



Marjorie A. Stuart
(Notary Public for Oregon)

My commission expires 12/20/06

26.00 MS

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of the SE1/4 of the NW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and described as follows:

Beginning at a point on the South boundary line of said SE1/4 of the NW1/4 of said Section 2, 495 feet East of the Southwest corner of said SE1/4 of the NW1/4 of said Section 2, thence North and parallel to the West line of said SE1/4 of the NW1/4 of said Section 2, 1120 feet to the Southwest corner of the tract herein conveyed being the place of beginning of this description thence from said place of beginning East and parallel to the North line of said SE1/4 of the NW1/4 of said Section 2, 165 feet; thence North and parallel to the West line of said SE1/4 of the NW1/4 of said Section 2, 100 feet; thence West and parallel to the North line of said SE1/4 of the NW1/4 of said Section 2, 165 feet; thence South and parallel to the West line of said SE1/4 of the NW1/4 of said Section 2, 100 feet to the place of beginning, subject to the right of way 6 feet wide off the East side of said tract for use as an irrigation lateral.

EXCEPTING THEREFROM the Westerly 25 feet used for roadway purposes.

Tax Account No.: 3909-002BD-05700-000

Key No.: 517667