



WTC-63957TA

Vol M04 Page 07311

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
WILLIAM S. MAUPIN

P.O. Box 416  
Sohn Day, OR 97845

State of Oregon, County of Klamath  
Recorded 02/06/2004 11:08a m  
Vol M04 Pg 7311-12  
Linda Smith, County Clerk  
Fee \$ 26<sup>00</sup> # of Pgs 2

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

WILLIAM S. MAUPIN

P.O. Box 416  
Sohn Day, OR 97845

Escrow No. MT63957-TA

### STATUTORY WARRANTY DEED

VICTOR L. CREED and MARILYN E. CREED, as tenants by the entirety, Grantor(s) hereby convey and warrant to WILLIAM S. MAUPIN, 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 \$222,000.00.

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 4 day of February, 2004

[Signature]  
VICTOR L. CREED

[Signature]  
MARILYN E. CREED

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on February 4, 2004 by VICTOR L. CREED and MARILYN E. CREED.

[Signature]  
(Notary Public)



My commission expires 11/20/07

26.02  
\$m

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**07312**

A parcel of land situated in the S1/2 SE1/4, Section 30, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a one-half inch iron rod from which the one-quarter corner common to Sections 30 and 31 bears South 49° 38' 14" West 1256.23 feet; thence North 00° 02' 56" West 492.16 feet to a one-half inch iron rod on the Northerly line of the South one-half of the Southeast one-quarter of said Section 30; thence South 89° 14' 01" East 836.15 feet along said Northerly line to a one-half inch iron rod; thence South 00° 02' 56" East 489.71 feet, leaving said Northerly line to a one-half inch iron rod; thence North 89° 24' 05" West 836.12 feet to the point of beginning.

Tax Account No.: 3407-03000-01200-000  
Tax Account No.: 3407-03000-01200-000

Key No: 196692  
Key No.: 875012