



NJC-64131 TM

Vol M04 Page 12921

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

PHILIP G DERRA5265 GOLDEN COURTKLAMATH FALLS, OR 97603

State of Oregon, County of Klamath

Recorded 03/05/2004 3:58 p.mVol M04 Pg 12921

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

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

PHILIP G DERRA5265 GOLDEN COURTKLAMATH FALLS, OR 97603

Escrow No. MT64131-TM

STATUTORY WARRANTY DEED

ROBERT J. BABIRACKI and LAURIE D. BABIRACKI, as tenants by the entirety, Grantor(s) hereby convey and warrant to PHILIP G DERRA and LUANE A DERRA, 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:

Beginning at a point on the West line of the SE1/4 of NW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, which is North 0 ° 35' West 591.2 feet from the Southwest corner of said SE1/4 SW1/4 of Section 2; thence North 0 ° 35' West along said West line a distance of 75 feet; thence North 89 ° 25' East 135 feet; thence South 0 ° 35' East 75 feet; thence South 89 ° 25' West 135 feet to the point of beginning, in the County of Klamath, State of Oregon.

Tax Account No.: 3909-002BD-09800-000

Key No.: 518096

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 **\$59,000.00**.

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 5 day of March 2004



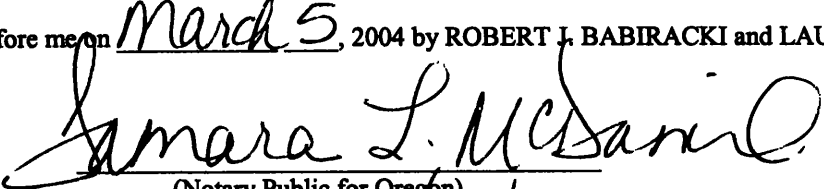
ROBERT J. BABIRACKI



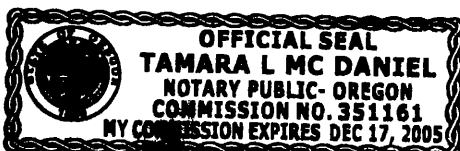
LAURIE D. BABIRACKI

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on March 5, 2004 by ROBERT J. BABIRACKI and LAURIE D. BABIRACKI.



(Notary Public for Oregon)

My commission expires 12/17/05

2/10 AM