



After recording return to:  
Michael W. Zipp  
8333 Highway 140E  
Klamath Falls, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:  
Michael W. Zipp  
8333 Highway 140E  
Klamath Falls, OR 97603

File No.: 7021-316708 (cs)  
Date: February 27, 2004

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M04 Page 14225

State of Oregon, County of Klamath  
Recorded 03/12/2004 10:12 Am  
Vol M04 Pg 14225-27  
Linda Smith, County Clerk  
Fee \$ 31.00 # of Pgs 3

### STATUTORY WARRANTY DEED

Pluto Real Estate Inc., Grantor, conveys and warrants to Michael W. Zipp, 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 **\$450,000.00**. (Here comply with requirements of ORS 93.030)

31 F

APN: 872712

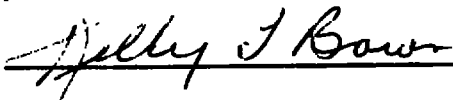
Statutory Warranty Deed  
- continued

File No.: 7021-316708 (cs)  
Date: 02/27/2004

By:   
Pluto Real Estate  
Inc.

STATE OF Maryland )  
County of Baltimore ) ss.

This instrument was acknowledged before me on this 27 day of February, 2004  
by Jonathan T. Fekken as President of Pluto Real Estate Inc., on behalf of the  
Corporation.

  
Notary Public for  
My commission expires: 11/01/05

APN: 872712

Statutory Warranty Deed  
- continuedFile No.: 7021-316708 (cr)  
Date: 02/27/2004**EXHIBIT A****LEGAL DESCRIPTION:**

Parcel 3 of Major Land Partition No. 36-89, situated in Lot 4, Junction Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows: A tract of land situated in Lot 4 Junction Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows: Beginning at the Southwesterly corner of Parcel 1 of Major Land Partition No. 36-89 on the Southerly line of said Lot 4, being North 71°16'48" West 484.74 feet from the Southeasterly corner of said Lot 4; thence following along the boundaries of Parcels 1 and 2 of said Land Partition No. 36-89, North 10°00'00" East 347.80 feet, South 82°39'00" East 112.57 feet and North 07°21'00" East 301.05 feet to the North line of said Lot 4; thence South 89°54'00" West 378.42 feet to the Northwest corner of said Lot 4; thence South 00°01'00" East 569.20 feet to the Southwesterly corner of said Lot 4; thence South 71°16'48" East 177.06 feet, more or less, to the point of beginning.