

04 MAR 22 PM 11:09



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Carole A. Dye

1972 NE 3rd Street #222

Bend, OR 97701

Vol M04 Page 15973

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

Carole A. Dye

1972 NE 3rd Street #222

Bend, OR 97701

State of Oregon, County of Klamath
Recorded 03/22/2004 11:09 AM
Vol M04 Pg 15973
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

Escrow No. SR063638VS

STATUTORY WARRANTY DEED

William J. Frank, Grantor(s) hereby convey and warrant to Carole A. Dye, 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:

That portion of the S1/2 of the S1/2 of the NW1/4 of the SW1/4 of Section 16, Township 23, South Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at the Northwest corner of the S1/2 of the S1/2 of the NW1/4 of the SW1/4 of Section 16, Township 23, South Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence North 88 degrees 38' 46" East 857.50 feet to the Northwest corner of Parcel 1 of Major Land Partition 78-03; thence South 00 degrees 27'00" East 284.07 feet; thence North 88 degrees 47'20" East 427.67 feet to the Southeast corner of said Parcel 1; thence North 00 degrees 27'37" West 285.14 feet; thence South 88 degrees 38'46" West 428.75 feet to the point of beginning. Also described as Parcel 1 of Major Land Partition 78-03, (Survey No. 2752), as filed in the Klamath County Engineer's Office Subject to and together with an easement 30 feet in width for ingress, egress and public utilities over and across the North 30 feet of the S1/2 S1/2 NW1/4 SW1/4 of Section 16, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon. Tax Account No: 2310-016CO-02502-000 Key No. 889473

2310-016CO-02502

Key #889473

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 \$33,500.00.

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 03/19/04 day of March, _____.


William J. Frank

State of Oregon
County of DESCHUTES

This instrument was acknowledged before me on 3/19/04, 2004 by WILLIAM J. FRANK.


(Notary Public)

My commission expires 3-10-06



AM