



After recording return to:
Christopher Newcomer
318 9th Street
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Christopher Newcomer
318 9th Street
Klamath Falls, OR 97601

File No.: 7021-365726 (SAC)
Date: April 07, 2004

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath
Recorded 04/09/2004 2:57 p.m.
Vol M04 Pg 20561 - 20565
Linda Smith, County Clerk
Fee \$ 31.00 # of Pgs 3

STATUTORY WARRANTY DEED

Jason K. Winebarger, Trustee of the Kent R. Winebarger Trust, dated September 14, 2003, Grantor, conveys and warrants to Christopher Newcomer and Melissa Keogh, not as tenants in common, but with full rights of survivorship, 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 **\$53,000.00**. (Here comply with requirements of ORS 93.030)

APN: 411691

Statutory Warranty Deed
- continuedFile No.: 7021-365726 (SAC)
Date: 04/07/2004Jason K. Winebarger, Trustee of The Kent R.
Winebarger Trust, dated September 14, 2003

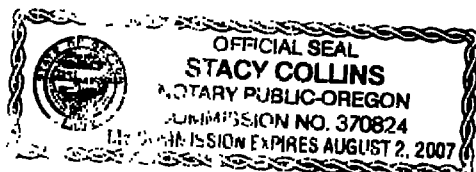
Jason K. Winebarger, Trustee

STATE OF Oregon)

)ss.

County of Klamath)

This instrument was acknowledged before me on this 9 day of April, 2004
by as of Jason K. Winebarger, Trustee of The Kent R. Winebarger Trust, dated September 14, 2003, on
behalf of the .

Notary Public for Oregon
My commission expires: 8-2-07

APN: 411691

Statutory Warranty Deed
- continuedFile No.: 7021-365726 (SAC)
Date: 04/07/2004**EXHIBIT A****LEGAL DESCRIPTION:**

A portion of Lot 1, Block 43, NICHOLS ADDITION, to the Town of Linkville, City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning at a point on the Westerly line of Ninth Street 80 feet Northwesterly from the intersection of the Northerly line of High Street and the Westerly line of Ninth Street; thence Northwesterly along the Westerly line of Ninth Street 40 feet; thence Southwesterly and parallel with High Street 65 feet; thence Southeasterly and parallel with Ninth Street 40 feet; thence Northeasterly and parallel with High Street 65 feet to the point of beginning.