

04 APR 15 PM 11:01



MTT-64613 KR

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

MONTY R. YANCEY

6602 Appaloosa Ct.

KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath

Recorded 04/15/2004 11:01 a m

Vol M04 Pg 22160-61

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

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

MONTY R. YANCEY

6602 Appaloosa Ct.

KLAMATH FALLS, OR 97603

Escrow No. MT64613-KR

## STATUTORY WARRANTY DEED

Bonnie Meeker dba MEEKER FARMS, Grantor(s) hereby convey and warrant to MONTY R. YANCEY and CARLA L. YANCEY, 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:

### LEGAL DESCRIPTION

#### PARCEL 1:

The NE1/4 of Section 8, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM the East 40 feet thereof

AND EXCEPTING THEREFROM that portion thereof lying within the boundaries of Lower Klamath Lake Highway, State Highway No. 423, also known as Cross Road.

#### PARCEL 2:

That portion of the NW1/4 of the SE1/4 of Section 8, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Northeast corner of the NW1/4 SE1/4 of said Section 8; thence running South along the East line of said NW1/4 SE1/4 a distance of 600 feet; thence Northwesterly in a straight line to a point on the North line of said NW1/4 SE1/4 which point is 720 feet West of the point of beginning; thence East along said North line of said NW1/4 SE1/4 to the point of beginning.

Tax Account No: 4009-00800-00200-000

Key No: 92688

Parcels 1 and 2 TOGETHER WITH an easement for road right-of-way over and across the East 25 feet of the NW1/4 of Section 8, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, as created by instrument recorded May 28, 1981 in Volume M81, page 9446, Microfilm Records of Klamath County, Oregon.

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 \$345,000.00.

2600 AM

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 14th day of April, 2004.

Bonnie L. Meeker

Bonnie Meeker dba Meeker Farms, an assumed business name

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on April 14, 2004 by Bonnie Meeker dba MEEKER FARMS.



Kristi L. Redd  
(Notary Public for Oregon)

My commission expires 11/16/2007