

04 APR 15 PM 3:07



WTC-64005 LW

Vol M04 Page 22288

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

MARK D. WILSON

6732 Eberlein
Klamath Falls OR 97603

State of Oregon, County of Klamath

Recorded 04/15/2004 3:07 p.m.

Vol M04 Pg 22288-22289

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:

MARK D. WILSON

6732 Eberlein
Klamath Falls, OR 97603

Escrow No. MT64005-LW

STATUTORY WARRANTY DEED

DAVID B. SWINGLE and DENISE A. SWINGLE, as tenants by the entirety, Grantor(s) hereby convey and warrant to MARK D. WILSON and TERESA A. WILSON, 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 of Land Partition 1-02, said Land Partition being a partition of Parcel 3 of "Minor Partition 80-38", being situated in the W1/2 SW1/4 of Section 16 and the E1/2 SE1/4 of Section 17, Township 40 South, Range 11 East, Willamette Meridian, Klamath County, Oregon;

TOGETHER WITH An easement for road and utility purposes beginning at the intersection of the North extension of Dodds Hollow Road, a county road, over the West 60 feet of the NE1/4 NE1/4 of Section 29; over the West 60 feet of the E1/2 SE1/4 of Section 20; over the West 60 feet of the E1/2 NE1/4 of Section 20, said Township 40 South, Range 11 East, Willamette Meridian, Klamath County, Oregon.

AND TOGETHER WITH an easement for road and utility purposes over and across Parcel 2 of Land Partition 1-02, as delineated on the face of said Land Partition 1-02.

Tax Account No.: 4011-00000-03800-000

Key No.: 104247

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 \$90,000.00.

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.

260

Dated this 13 day of April, 2004

22289

David B. Swingle
DAVID B. SWINGLE

Denise A. Swingle
DENISE A. SWINGLE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on April 13 2004 by DAVID B. SWINGLE and DENISE A. SWINGLE.

Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/07

