

04 APR 19 PM 3:22



WTC-63967 LW

Vol M04 Page 23085

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

CASEY R. ONGMAN

~~1499 LOWER LAKE RD~~

~~KLAMATH FALLS, OR 97601~~

P.O. Box 92

Midland, OR

97634

State of Oregon, County of Klamath

Recorded 04/19/2004 3:22 p m

Vol M04 Pg 23085-86

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:

CASEY R. ONGMAN

~~1499 LOWER LAKE RD~~

~~KLAMATH FALLS, OR 97601~~

P.O. Box 92

Midland, OR

97634

Escrow No.

MT63967-LW

STATUTORY WARRANTY DEED

RICHARD JENNINGS BREWER and KATHRYN IRENE BREWER, as tenants by the entirety and KATHRYN IRENE BREWER AS TRUSTEE OF THE KATHRYN I. BREWER TRUST DATED MARCH 12, 1992., Grantor(s) hereby convey and warrant to CASEY R. ONGMAN and AMY L. ONGMAN, 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:

A parcel of land situate in Lot 1, Section 28, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at an iron pin marking the quarter section corner common to Section 21 and 28, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence South 0° 06' West along the North - South center line of said Section 28, 885.1 feet to an iron pin being the true point of beginning and the Southeast corner of property described herein; thence 500 feet West (shown as 489.01 on Assessor's maps); thence 140 feet North; thence 500 feet East; thence 140 feet South to the point of beginning.

Tax Account No.: 4009-02800-00402-000

Key No.:

787394

Together with a water line easement recorded May 10, 1967 in Volume M67, page 3469, Microfilm Records of Klamath County, Oregon and amended by order arising from case no: 9404086CV and recorded February 12, 1996 in Volume M96, page 3994, Microfilm Records of Klamath County, Oregon.

A non-exclusive easement for access and utilities for the benefit of that property described in Volume M88, page 8009 Microfilm Records of Klamath County, Oregon, over and upon parcels located on Government Lot 1 of Section 28, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described and follows:

Along the Southerly 10 feet of that property described in Volumen M03, page 00377, Microfilm Records of Klamath County.

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 \$125,000.00.

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.

Dated this 16 day of April, 04.

Richard Jennings Brewer
RICHARD JENNINGS BREWER

Kathryn Irene Brewer
KATHRYN IRENE BREWER

Kathryn Irene Brewer
KATHRYN IRENE BREWER

TRUSTEE

26/4/04

STATE OF CALIFORNIA

COUNTY OF

} ss.

23086

On April 16 - , 2004 before me, Andrea Ventura ^{public} personally appeared KATHRYN IRENE BREWER, INDIVIDUALLY AND AS TRUSTEE OF THE KATHRYN I. BREWER TRUST AND RICHARD JENNINGS BREWER personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that THEY executed the same in their authorized capacity(ies), and that by their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

Andrea Ventura

