



After recording return to:
Shirley M. Jeffers
6411 Paint horse Way
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Shirley M. Jeffers
6411 Paint horse Way
Klamath Falls, OR 97601

File No.: 7021-367358 (cs)
Date: April 08, 2004

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath
Recorded 04/26/2004 3:31 p m
Vol M04 Pg 25055-57
Linda Smith, County Clerk
Fee \$ 3/00 # of Pgs 3

STATUTORY WARRANTY DEED

William Byrnes, Grantor, conveys and warrants to **Shirley M. Jeffers**, 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.

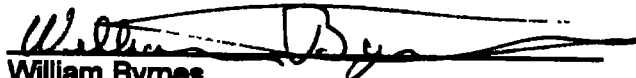
The true consideration for this conveyance is **\$300,000.00**. (Here comply with requirements of ORS 93.030)

25056

APN: 882494

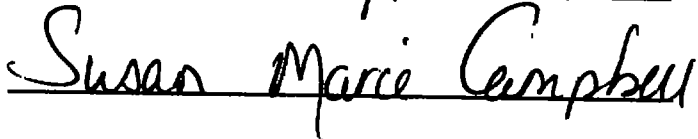
Statutory Warranty Deed
- continued

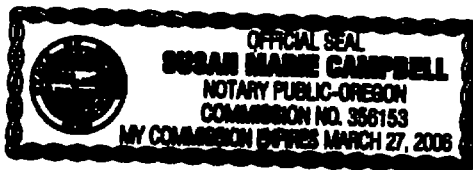
File No.: 7021-367358 (ca)
Date: 04/08/2004


William Byrnes

STATE OF Oregon)
County of Klamath)ss.

This instrument was acknowledged before me on this 19 day of April, 2004
by William Byrnes.





Notary Public for Oregon
My commission expires: 3-27-06

APN: 882494

Statutory Warranty Deed
- continuedFile No.: 7021-367358 (cs)
Date: 04/08/2004**EXHIBIT A****LEGAL DESCRIPTION:****Parcel 1:**

That portion of Lot 16 of Tract 1325-Silver Ridge Estates First Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Commencing at the Northeast corner of Lot 17 of said Tract 1325 as shown in Exhibit "A" attached to and made a part thereof; thence South 88°05'08" West, a distance of 192.93 feet to a point and the true point of beginning of this description; thence North 85°24'17" West, a distance of 435.13 feet; thence South 89°54'03" West, a distance of 269.23 feet; thence South 00°19'05" East, a distance of 575.97 feet; thence South 90°00'00" East, a distance of 322.66 feet; thence North 00°00'00" East, a distance of 134.13 feet; thence North 90°00'00" East, a distance of 357.09 feet; thence North 04°06'05" West, a distance of 233.27 feet; thence North 60° East, a distance of 70.05 feet; thence North 09°51'21" West a distance of 142.63 feet to the point of beginning.

Parcel 2:

Lot 17 of Tract 1325- Silver Ridge Estates, First Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.