

04 MAY 13 PM 3:24

NJC-64857

127912Xcc

After recording return to:  
Lawyers Title Insurance Corporation  
1555 E. McAndrews Road, Suite 100  
Medford OR 97504

Vol M04 Page 29654

State of Oregon, County of Klamath  
Recorded 05/13/2004 3:24 pm  
Vol M04 Pg 29654-55  
Linda Smith, County Clerk  
Fee \$ 26- # of Pgs 2

Until a change is requested, all tax statements  
shall be sent to Grantee at the following address:  
3027 Glengrove Avenue  
Medford, OR 97501

# STATUTORY WARRANTY DEED

Ken Brown

, Grantor, conveys and warrants to  
Ricky E. McKibbin and Susan D. McKibbin, husband and wife, as tenants by the entirety

, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

See Exhibit "A" attached hereto and made a part hereof

This property is free of encumbrances, **EXCEPT:**

Covenants, conditions, restrictions, reservations, rights and rights of way now of record on  
the subject property.

The true consideration for this conveyance is \$ 18,000.00.

**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.**

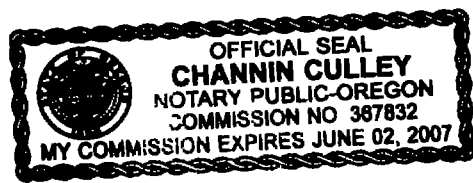
Dated this 5-11-04 day of May, 2004.

Ken Brown

STATE OF OREGON, COUNTY OF Jackson

The foregoing instrument was acknowledged before me this 11 day of May, 2004 by  
Ken Brown, who has executed the within as his voluntary act and deed.

Channin Culley  
Notary Public for Oregon  
My commission expires 6/2/07



260 am

**EXHIBIT A**

A tract of land situated in the NW1/4 of Section 10 Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the Easterly boundary of the Klamath Falls-Rocky Point Highway, said point being North 20° 53' West along said boundary a distance of 226.9 feet from the Northwest corner of Lot 26, Frontier Tracts: thence North 89° 17' East parallel with the North boundary of said Lot 26 a distance of 138.6 feet to an iron pin; thence North 0° 25' East a distance of 114.58 feet to an iron pin; thence South 89° 16' West a distance of 181.9 feet to an iron pin on the Easterly boundary of said highway; thence South 20° 53' East along the Easterly boundary of said highway to the point of beginning.

Tax Account No.: 3606-010BD-01200-000

Key No.: 314109