



WTC-651404S

Vol M04 Page 31700

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

BARBARA J. FULLER10519 N E OCHOCO HWYPRINEVILLE, OR 97754

State of Oregon, County of Klamath

Recorded 05/20/2004 10:56 A mVol M04 Pg 31700-31701

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:

BARBARA J. FULLER10519 N E OCHOCO HWYPRINEVILLE, OR 97754

Escrow No.

MT65140-MS

## STATUTORY WARRANTY DEED

**SALVATORE A. ERMOCIDA and BARBARA J. ERMOCIDA, as tenants by the entirety, Grantor(s)**  
hereby convey and warrant to **BARBARA J. FULLER, 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:

**SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

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 **\$4,900.00**.

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 17th day of May-2004.

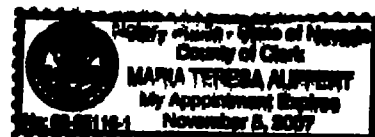
[Signature]  
SALVATORE A. ERMOCIDA

[Signature]  
BARBARA J. ERMOCIDA

State of Clark Nevada  
County of Clark

This instrument was acknowledged before me on May 17, 2004 by SALVATORE A. ERMOCIDA and BARBARA J. ERMOCIDA.

[Signature]  
(Notary Public)  
My commission expires Nov 05/07



2600 am

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot 9, Block 1, LONE PINE ON THE SPRAGUE, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon, TOGETHER WITH an undivided 3/80 interest in and to the following, to-wit:

A tract of land situated in the SW  $\frac{1}{4}$  SE  $\frac{1}{4}$  of Section 11 and the NE  $\frac{1}{4}$  of Section 14, all in Township 35 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin on the West line of the SW  $\frac{1}{4}$  SE  $\frac{1}{4}$  of said Section 11, said point being North  $0^{\circ} 07' 13''$  West, a distance of 71.79 feet from the South one-fourth corner of said Section 11, thence South  $62^{\circ} 56' 13''$  East 572.55 feet; thence on the arc of a 130-foot radius curve to the right 24.17 feet; thence South  $52^{\circ} 17' 05''$  East 440.74 feet; thence on the arc of a 130-foot radius curve to the right 33.42 feet; thence South  $37^{\circ} 33' 14''$  East 141.09 feet; thence on the arc of a 130-foot radius curve to the right 71.41 feet; thence South  $06^{\circ} 04' 53''$  East 158.13 feet; thence on the arc of a 70-foot radius curve to the left 78.84 feet; thence South  $71^{\circ} 26' 17''$  East 279.26 feet; thence South  $72^{\circ} 06' 37''$  East 210.79 feet; thence on the arc of a 130-foot radius curve to the right 129.94 feet; thence South  $14^{\circ} 47' 22''$  East 269.56 feet; thence South  $30^{\circ}$  East to the intersection with the thread or centerline of Sprague River; thence Northwesterly along the thread of the Sprague River to its intersection with the West line of the SW  $\frac{1}{4}$  SE  $\frac{1}{4}$  of said Section 11: thence South  $0^{\circ} 07' 113''$  East along said West line to the point of beginning.

EXCEPTING THEREFROM that portion lying within Section 11 Township 35 South, Range 9 East of the Willamette Meridian.

Tax Account No: 3509-014A0-01300-000  
Tax Account No: 3509-014A0-00500-000

Key No: 253344  
Key No: 832763