

04 MAY 26 PM 12:16

Vol M04 Page 33644  
State of Oregon, County of Klamath  
Recorded 05/26/2004 12:16 p.m.  
Vol M04 Pg 33644-45  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

## WARRANTY DEED -- STATUTORY FORM

ERIC W. KLATT, an individual, Grantor,

conveys and warrants to

KEVIN G. SANT, an individual, Grantee,

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

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

Tax Account No(s): 150222 150240

Map/Tax Lot No(s): 2608-36DC-800 2608-36DC-700

This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$53,000.00 .

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 19 day of May, 2004.

  
ERIC W. KLATT

Massachusetts  
STATE OF ~~OREGON~~, COUNTY OF Worcester, SS.

This instrument was acknowledged before me on May 19<sup>th</sup>, 2004 by ERIC W. KLATT.

Tina A. Melanson.

(Notary Public for ~~Oregon~~ Massachusetts)

My commission expires

TINA A. MELANSON, Notary Public  
My Commission Expires February 12, 2010

After recording return to:  
WESTERN TITLE & ESCROW COMPANY  
16455 WILLIAM FOSS ROAD  
LA PINE, OR 97739

Until a change is requested all tax statements shall be sent to the following address:

KEVIN G. SANT

GENERAL DELIVERY PO Box 287  
CRESCENT, OR 97733

TITLE NO. 7029389282  
ESCROW NO. 14-0037104

26F

**33645**

**Exhibit "A"**

Real property in the County of Klamath, State of Oregon, described as follows:

Commencing at the one-quarter corner between Section 36, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon and Section 1 of Township 25 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, and running North 0°32' East for 881.76 feet; thence South 89°15' East a distance of 1,008.2 feet; thence North 180 feet; thence West 151 feet to the point of beginning; thence North 295 feet; thence West 151 feet; thence South 295 feet; thence East 151 feet to the point of beginning, being a portion of the SW 1/4 of the SE 1/4 of Section 36, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM that portion conveyed to Klamath County for road purposes by deed recorded May 8, 1974 in Volume M74 page 5736, Deed records of Klamath County, Oregon.

Tax Parcel Number: 150240