



After recording return to:
John M. Stewart
12355 Hwy 66
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
John M. Stewart
12355 Hwy 66
Klamath Falls, OR 97603

File No.: 7021-380820 (SJ)
Date: May 20, 2004

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath
Recorded 05/26/2004 12:16 p m
Vol M04 Pg 33655-57
Linda Smith, County Clerk
Fee \$ 31.00 # of Pgs 3

STATUTORY WARRANTY DEED

Mae Gladys Hollinger, Grantor, conveys and warrants to **John M. Stewart**, 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 **\$85,000.00**. (Here comply with requirements of ORS 93.030)

33656

APN: 498713

Statutory Warranty Deed
- continued

File No.: 7021-390820 (83)
Date: 05/20/2004

Mae Gladys Hollinger
Mae Gladys Hollinger

STATE OF Oregon

County of Curry

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This instrument was acknowledged before me on this 25th day of May, 2004
by Mae Gladys Hollinger.

Linda A Creps
Notary Public for Oregon
My commission expires: 5/19/06



APN: 496713

Statutory Warranty Deed
- continuedFile No.: 7021-390820 (S)
Date: 05/20/2004**EXHIBIT A****LEGAL DESCRIPTION:**

A parcel of land consisting of the North 312.00 feet (as measured along the East and West boundaries from the North boundary thereof) of that tract of real property recorded in Volume 320 page 358 of Deed records of Klamath County, Oregon, described therein as being situated in the E 1/2 SE 1/4 SE 1/4 of Section 29 and in the W 1/2 SW 1/4 SW 1/4 of Section 28, all in Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon. ALSO, an easement for way of ingress and egress to the above described parcel of land from the Klamath Falls-Ashland Highway, the non-exclusive right of use of a 16.0 foot existing roadway, the centerline of which is particularly described as follows: Beginning at a point on the Northerly right of way boundary of the Klamath Falls-Ashland Highway, distant 398.5 feet Easterly of the most Southwesterly corner of that tract of land designated as Parcel No. 1 recorded in Volume 266 page 629 of Deed records of Klamath County, Oregon; thence North following the centerline of aforesaid existing roadway 1987.0 feet; thence North 65°00' East, 117.0 feet; thence North 91.0 feet; thence North 24°00' West, 205.0 feet, more or less, to a point 8.0 feet distant Easterly from the West boundary of aforesaid tract of real property recorded in Volume 320 page 358 of Deed records of Klamath County, Oregon; thence North parallel with an 8.0 feet distant Easterly from said West boundary 200.0 feet more or less, to the South boundary of that parcel of land to which this pertains.