

04 MAY 27 AM 11:05



MTZ-65069 TM

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

TIMOTHY C. GOLDEN

1409 DEVONRIDGE DRIVE

KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath

Recorded 05/27/2004 11:06 a m

Vol M04 Pg 33988-89

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:

TIMOTHY C. GOLDEN

1409 DEVONRIDGE DRIVE

KLAMATH FALLS, OR 97601

Escrow No.

MT65069-TM

STATUTORY WARRANTY DEED

GREGORY A. BROWN, Grantor(s) hereby convey and warrant to **TIMOTHY C. GOLDEN and D'ANA D. GOLDEN**, as tenants by the entirety, 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 **\$280,000.00**.

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 26th day of May, 2004.

Gregory A. Brown
GREGORY A. BROWN

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on May 26, 2004 by GREGORY A. BROWN.

Maryanne A. Stuart
(Notary Public for Oregon)

My commission expires

12/20/06



2600 am

EXHIBIT "A"
LEGAL DESCRIPTION

33989

Lot 8 of TRACT 1265 - DEVONRIDGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM:

Beginning at the Northwestern corner of said Lot 8; thence South 12° 57' 36" East, along the Westerly line of said Lot 8, 40.00 feet; thence North 60° 39' 28" East 150.00 feet; thence North 50° 16' 46" East 221.98 feet to the Northeast corner of said Lot 8; thence South 60° 39' 28" West 367.38 feet to the point of beginning. Bearings based on Property Line Adjustment 16-97.

TOGETHER WITH: an easement for underground telephone, cable and power 10 feet in width, more particularly described as follows:

Beginning at an existing utility box located approximately North 27 degrees 57' 36" West 155.00 feet from the Southwest corner of Lot 7, DEVONRIDGE; thence Southeast to an iron pin on the West line of Lot 8, DEVONRIDGE; thence Southeasterly 70 feet, more or less to a point on the Northerly line of the above described Exhibit "A" made a part hereof.

All maintenance shall be the responsibility of the Grantees, their heirs, successors and assigns.

Account No.: 3909-005DB-00200-000

Key No.: 878236