

MTZ-64743SM



Vol M04 Page 34656

State of Oregon, County of Klamath  
 Recorded 05/28/2004 3:34 p m  
 Vol M04 Pg 34656-57  
 Linda Smith, County Clerk  
 Fee \$ 26.00 # of Pgs 2

After recording return to:

RICHARD K. BADER  
W 7800 SHADY LANE  
LADYSMITH, WI 54848

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

RICHARD K. BADER  
W 7800 SHADY LANE  
LADYSMITH, WI 54848

Escrow No. MT64743-SM

### STATUTORY WARRANTY DEED

**DOUGLAS R. EVERETT and SHEREE W. EVERETT**, as tenants by the entirety, Grantor(s) hereby convey and warrant to **RICHARD K. BADER and JOAN M. BADER**, 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 **\$337,500.00**.

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 26<sup>th</sup> day of May, 2004

[Signature]  
 DOUGLAS R. EVERETT

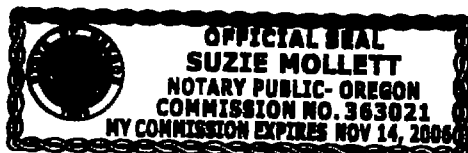
[Signature]  
 SHEREE W. EVERETT

State of Oregon  
 County of KLAMATH

This instrument was acknowledged before me on May 26<sup>th</sup>, 2004 by DOUGLAS R. EVERETT and SHEREE W. EVERETT.

[Signature]  
 (Notary Public for Oregon)

My commission expires 11/14/2006



*2600 am*

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

**34657**

Beginning at a point on the South line of the NW1/4 of Section 33, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, which is North 89° 39' East 650.6 feet from the 1/4 Section corner common to Sections 32 and 33, thence North 0° 06' East 1523.9 feet to the South line of the Klamath Falls-Ashland Highway; thence along said South line North 72° 19' East 346.3 feet; thence South 0° 06' West 1627 feet; thence South 89° 39' West 330 feet to the place of beginning, being in the W1/2 NW1/4 of Section 33 aforesaid.

Tax Account No: 3908-033B0-01800-000

Key No: 502209