

06 JUN 2 AM 10:38

EA NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



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Grantor's Name and Address

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Michael & Dena Sanchas
1825 Johnson Ave.
Klamath Falls, OR 97601

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Same as above

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath
Recorded 06/02/2004 10:38a m
Vol M04 Pg 35259-60
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

Aspen 59310

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Clinton J. Meyer and Veronica A. Meyer

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Michael E. Sanchas and Dena M. Sanchas, Husband and Wife

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Legal Description attached hereto and made a part hereof as Exhibit "A"

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1.00. [Ⓢ] However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. [Ⓢ] (The sentence between the symbols [Ⓢ], if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on June 1, 2004; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Clinton J. Meyer
Clinton J. Meyer

Veronica A. Meyer
Veronica A. Meyer

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on June 1, 04
by Clinton J. Meyer and Veronica A. Meyer

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Adrien Fleck
Notary Public for Oregon
My commission expires 12-3-06

26.00x

A parcel of land located in Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Southerly line of the SW 1/4 NW 1/4, 210 feet East of the Southeast corner of Summers Heights; thence North 30 feet; thence West 10 feet; thence North 90 feet; thence East to the Westerly line of U.S.B.R. A-3-D Lateral; thence South along said Westerly line to the Southerly line of said SW 1/4 NW 1/4; thence Westerly along said Southerly line to the point of beginning.

EXCEPTING THEREFFROM that portion thereof conveyed to Frances M. Dennis, Trustee of the Dennis Loving Trust, by Bargain and Sale Deed dated December 17, 1997 in Volume M-97 at Page 40983, Microfilm Records of Klamath County, Oregon, to complete Property Line Adjustment 24-97, said portion being described as follows:

Beginning at a 5/8 inch iron rod on the South line of the SW 1/4 NW 1/4 of said Section 14, said point being South 89° 57' 55" East 210 feet from the Southwest corner of the SE 1/4 SW 1/4 NW 1/4 of said Section 14; thence North 00° 19' 12" West 29.17 feet to a 5/8 inch iron rod; thence South 89° 52' 50" East 174.95 feet to a 5/8 inch iron rod on the Westerly line of the U.S.B.R. A-3-D Lateral; thence South 01° 20' 47" East 28.92 feet along said Westerly line to a 5/8 inch rod on the South line of the SW 1/4 NW 1/4 of said Section 14; thence North 89° 57' 55" West 175.46 feet to the point of beginning. (Bearings based on record of Survey No. 6030.)