

04 JUN 9 PM 3:28

NTC-65027MS

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

BESSIE L. WILSON

7839 Markgraff Lane

Klamath Falls, OR 97603

State of Oregon, County of Klamath

Recorded 06/09/2004 3:28 P m

Vol M04 Pg 37037-38

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:

BESSIE L. WILSON

7839 Markgraff Lane

Klamath Falls, OR 97603

Escrow No. MT65027-MS

STATUTORY WARRANTY DEED

JEANNIE L. FULLER, Grantor(s) hereby convey and warrant to **BESSIE L. WILSON**, 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 **\$95,000.00**.

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 08 day of June, 2004.

Jeannie L. Fuller
JEANNIE L. FULLER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 8, 2004 by JEANNIE L. FULLER.

Marjorie A Stuart
(Notary Public for Oregon)

My commission expires 12/20/06



2600
+m

EXHIBIT "A"
LEGAL DESCRIPTION

37038

A piece or parcel of land located in Lot 7 of Section 6, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the section corner at the Southwesterly corner of the said Section 6, and running thence North 89° 48' East along the section line marking the Southerly boundary of the said Section 6, 939.5 feet; thence North 0° 27' West and parallel with the Section line marking the Westerly boundary of the said Section 6, 424.6 feet to the true point of beginning of this description; thence North 89° 48' East, 200.00 feet; thence South 0° 27' East 165.0 feet, more or less, to the right of way line of the High Line Ditch of the Enterprise Irrigation District, which is a line twenty feet distant Northeasterly from the center line of said ditch as the same is now located and constructed; thence following said right of way line Northwesterly to a point from which the said point of beginning bears North 0° 27' West: thence North 0° 27' West 42.9 feet, more or less, to the said point of beginning.

Tax Account No: 3910-006CC-00200-000

Key No: 589367

B&W