

04 JUN 14 PM 3:25



NTZ-65308 MS

Vol M04 Page 38044

State of Oregon, County of Klamath
Recorded 06/14/2004 3:26 p m

Vol M04 Pg 38044.45

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

THIS SPACE RESERVED FOR

After recording return to:

Debra Sue Dawson

1215 Patterson

Klamath Falls, OR 97603

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

Debra Sue Dawson

1215 Patterson

Klamath Falls, OR 97603

Escrow No. MT65308-MS

STATUTORY WARRANTY DEED

Kenneth S. Elwood and Tori Doddridge Elwood, also known as Tori Doddridge, as tenants by the entirety, Grantor(s) hereby convey and warrant to Debra Sue Dawson, 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 **\$144,500.00**.

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 14th day of June, 2004

Kenneth S. Elwood
Kenneth S. Elwood

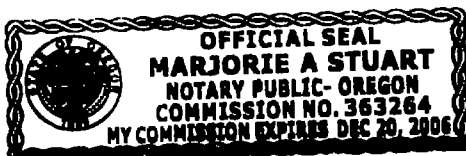
Tori Doddridge Elwood
Tori Doddridge Elwood

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 14, 2004 by KENNETH S. ELWOOD and TORI DODDRIDGE ELWOOD.

Marjorie A Stuart
(Notary Public for Oregon)

My commission expires 12/20/06



260 am

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the SW1/4 NE1/4 SW1/4 of Section 36, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the East boundary of Patterson Street, said point being North 89° 55' East a distance of 1345.2 feet and North 0° 16' West a distance of 1487.0 feet from the Southwest corner of said Section 36; thence North 89° 39 1/2' East parallel with Eberlein Avenue a distance of 125.0 feet; thence North 0° 16' West parallel with Patterson Street a distance of 100.0 feet; thence South 89° 39 1/2' West parallel with Eberlein Avenue a distance of 125.0 feet to the East boundary of Patterson Street; thence South 0° 16' East along the East boundary of Patterson Street a distance of 100.0 feet, more or less, to the point of beginning.

Tax Account No: 3809-036CA-02400-000

Key No: 451111