

04 JUN 18 AM 10:59



NJC-65290SM

Vol M04 Page 39238

State of Oregon, County of Klamath  
Recorded 06/18/2004 10:59 A m  
Vol M04 Pg 39238-39239  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

THIS SPACE RESERVED FOR

After recording return to:  
MICHAEL SEAN MANION  
7231 Humoldt Road  
Eureka, CA 95503

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

MICHAEL SEAN MANION  
7231 Humoldt Road  
Eureka, CA 95503

Escrow No. MT65290-SM

### STATUTORY WARRANTY DEED

MICHAEL SHAWN SALAK, Grantor(s) hereby convey and warrant to MICHAEL SEAN MANION, 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 \$188,100.00.

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 9th day of June, 2004.

  
MICHAEL SHAWN SALAK

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on June 9th, 2004 by MICHAEL SHAWN SALAK.



  
(Notary Public for Oregon)  
My commission expires 11/14/2006

2600 Am

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

The E1/2 of Section 28, Township 32 South, Range 8 East of the Willamette Meridian, in Klamath County, Oregon;

SAVING AND EXCEPTING the following described portion thereof:

Beginning at the Northeast corner of said Section 28; thence South along the East line of said Section 28 a distance of 1,630 feet; thence West and parallel to the North line of said Section 28 a distance of 800 feet; thence North parallel to the East line of said Section 28 a distance of 1,630 feet to the North line of said Section 28; thence East along the North line of said Section 28 a distance of 800 feet to the point of beginning.

AND EXCEPTING THEREFROM any portion thereof lying within the boundaries of Kirk Road, Drew Road, and Shellock Draw Road.

Tax Account No: 3208-00000-02100-000  
90467

Key No:

Tax Account No: 3208-00000-02300-000

Key No: 90494