

04 JUN 18 PM 2:55



After recording return to:
Kristi Ann Mabou and Michale J.
Mabou
22022 East Hwy 140
Dalry, OR 97625

Until a change is requested all tax statements
shall be sent to the following address:
Kristi Ann Mabou and Michale J.
Mabou
22022 East Hwy 140
Dalry, OR 97625

File No.: 7021-305350 (SAC)
Date: June 09, 2004

Vol M04 Page 39279

State of Oregon, County of Klamath
Recorded 06/18/2004 2:55 P m
Vol M04 Pg 39279-81 P
Linda Smith, County Clerk
Fee \$ 31.00 # of Pgs 3

STATUTORY WARRANTY DEED

Lee A. VanWinkle and Elizabeth VanWinkle as tenants by the entirety, Grantor, conveys and warrants to Kristi Ann Mabou and Michale J. Mabou as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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.

The true consideration for this conveyance is **\$90,957.00**. (Here comply with requirements of ORS 93.030)

Dated this 14 day of June, 2004.

F31

APN: 485335

Statutory Warranty Deed
- continued

File No.: 7021-305350 (SAC)
Date: 06/09/2004

Lee A. Van Winkle
Lee A. VanWinkle Van Winkle

Elizabeth Van Winkle
Elizabeth VankWinkle Van Winkle

STATE OF Oregon)
)ss.
County of Clackamas)

This instrument was acknowledged before me on this 14th day of June, 2004
by **Lee A. VankWinkle and Elizabeth VankWinkle.**

James C. MacKenzie

Notary Public for Oregon
My commission expires: 11/12/04



APN: 485335

Statutory Warranty Deed
- continuedFile No.: 7021-305350 (SAC)
Date: 06/09/2004**EXHIBIT A****LEGAL DESCRIPTION:**

A tract of land situate in the SW ¼ NW ¼ of Section 34, Township 38 south, Range 11 ½ East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at a point where the most Westerly boundary line of that tract of land described in a deed recorded in book 66 at page 552, Deed Records of Klamath County, Oregon, intersects the Southerly right of way line of State Highway No 140 as the same now exists; thence Southwesterly along said right of way line 520.0 feet more or less to the centerline of a prominent dry gulch; thence leaving said right of way line and following the centerline of said dry gulch the following courses and distances; South 42° East 115.0 feet, North 89° East 295.0 feet, South 71°30' East 84.0 feet to the most Southwesterly corner of that tract of land described in deed recorded in Book 66 at page 552, Deed Records of Klamath County, Oregon; thence leaving said dry gulch and running along the Westerly boundary of the tract of land last mentioned North 365.0 feet more or less to the point of beginning.