

04 JUN 23 PM 3:04



After recording return to:  
Annette S Biles  
8550 Kerns Swamp Rd  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
Annette S Biles  
8550 Kerns Swamp Rd  
Klamath Falls, OR 97601

File No.: 7021-401284 (SJ)  
Date: June 17, 2004

Vol M04 Page 40635

State of Oregon, County of Klamath  
Recorded 06/23/2004 3:04 p m  
Vol M04 Pg 40635-37  
Linda Smith, County Clerk  
Fee \$ 3/00 # of Pgs 3

THIS SPACE RESERVED

### STATUTORY WARRANTY DEED

**Barbara L. Gwynn**, Grantor, conveys and warrants to **Annette S Biles**, a single person, 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 **\$170,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 18 day of June, 2004.

21F

40636

APN: R498483

Statutory Warranty Deed  
- continued

File No.: 7021-401284 (87)  
Date: 06/17/2004

Barbara L. Guynn  
Barbara L. Guynn

STATE OF Oregon )  
County of Klamath )ss.  
)

This instrument was acknowledged before me on this 18 day of June, 2004  
by Barbara L. Guynn.

Susan Marie Campbell

Notary Public for Oregon

My commission expires: 3-27-06



APN: R498483

Statutory Warranty Deed  
- continuedFile No.: 7021-401284 (83)  
Date: 06/17/2004**EXHIBIT A****LEGAL DESCRIPTION:**

A parcel of land lying within the bounds of that tract of property recorded in Volume 222, page 301, Deed records of Klamath County, Oregon, described therein as being a portion of the Southeast 1/4 of the Southeast 1/4 of Section 28, Township 39 South, Range 8 East of the Willamette Meridian, said parcel of land being more particularly described as follows:

Beginning at the Northwest corner of above said tract of real property, which corner is described as bearing East along the Section line 2074.11 feet, and North 25°22' West 761.0 feet from the Section quarter corner of said Section 28 and which corner is also described as being on the Southerly right of way boundary of the Klamath Falls-Ashland Highway; thence North 67°02'-1/2' East along said right of way boundary 418.00 feet to the common boundary of those tracts of land recorded in Microfilm M67, page 3540 and 6497 of Deed Records of Klamath County, Oregon; thence South 25°22' East along said common boundary 275.21 feet to the most Southwesterly corner of that tract of land recorded in M67 at page 6497, Deed records aforesaid, which corner is the true point of beginning of this description; thence continuing South 25°22' East along the East boundary of that tract of land recorded in M67, page 3540 of Deed Records a distance of 514.89 feet, more or less, to a 1/2 Inch Iron pipe on the Northerly right of way boundary of Weyerhaeuser Road; thence North 55°41' East along same 200 feet to the Westerly right of way line of the existing county road; thence North parallel to the Section line along the Westerly line of the County Road a distance of 40 feet, more or less, to a point; thence North 35°13' West along same 400 feet, more or less, to the Southeast corner of that tract of land recorded in M67, page 6497, Deed records aforesaid; thence South 47°20' West along the South boundary of said tract 190.64 feet to the true point of beginning.