

04 JUN 24 PM 10:52



After recording return to:
Richard T. Hoggarth and Karen E.
Hoggarth
38440 Modoc Point Road
Chiloquin, OR 97624

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

Richard T. Hoggarth and Karen E.
Hoggarth
38440 Modoc Point Road
Chiloquin, OR 97624

File No.: 7021-389361 (SAC)
Date: June 07, 2004

Vol M04 Page 40781

State of Oregon, County of Klamath
Recorded 06/24/2004 10:52 a m
Vol M04 Pg 40781-83
Linda Smith, County Clerk
Fee \$ 3.00 # of Pgs 3

STATUTORY WARRANTY DEED

Francis Lee McDonald and Amma Laquata McDonald as tenants by the entirety, Grantor, conveys and warrants to Richard T. Hoggarth and Karen E. Hoggarth 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 **\$240,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 15 day of June, 2004.

40782

APN: 223957

Statutory Warranty Deed
- continued

File No.: 7021-399361 (SAC)
Date: 06/07/2004

Francis Lee McDonald
Francis Lee McDonald

Amma L. McDonald
Amma Laquata McDonald

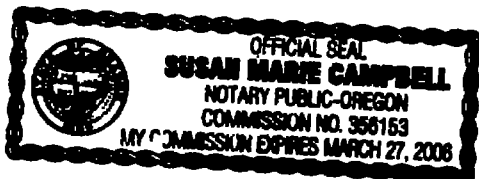
STATE OF Oregon)
)ss.
County of)

This Instrument was acknowledged before me on this 15 day of June, 2004
by Francis Lee McDonald and Amma Laquata McDonald.

Susan Marie Campbell

Notary Public for Oregon

My commission expires: 3-27-06



APN: 223957

Statutory Warranty Deed
- continuedFile No.: 7021-399361 (SAC)
Date: 06/07/2004**EXHIBIT A****LEGAL DESCRIPTION:**

A portion of Lot 3, Section 6, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

Beginning at a point on the Westerly right of way boundary of the Old Dalles-California Highway, which point is the most Northeasterly corner of that tract of real property described in Volume 322 page 450, Deed records of Klamath County, Oregon, and bears South 353.17 feet and West 792.91 feet from the quarter corner common to Section 31, Township 34 South, Range 7 East of the Willamette Meridian and Section 6, Township 35 South, Range 7 East of the Willamette Meridian; thence North 0°13' East along the aforesaid Westerly right of way boundary of the Old Dalles-California Highway a distance of 210.0 feet; thence West 421.67 feet, more or less, to the mean water line (shore line) of Agency Lake (Upper Klamath Lake); thence following along said mean water line, South 2°58' East to the most Northwesterly corner of the aforesaid tract of real property described in Volume 322 page 450, Deed records of Klamath County, Oregon; thence East along the Northerly boundary of same a distance of 410.0 feet to the point of beginning.