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Vol M04 Page 41222

State of Oregon, County of Klamath  
Recorded 06/25/2004 11:28 a m  
Vol M04 Pg 41222-27  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 3



After recording return to:  
Robert S. Long and Deborah A. Long  
1001 Loma Linda  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
Robert S. Long and Deborah A. Long  
1001 Loma Linda  
Klamath Falls, OR 97601

File No.: 7021-400117 (SAC)  
Date: June 21, 2004

### STATUTORY WARRANTY DEED

**James A. Taylor and Linda A. Taylor as tenants by the entirety, Grantor, conveys and warrants to Robert S. Long and Deborah A. Long 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 **\$227,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 24 day of June, 2004.

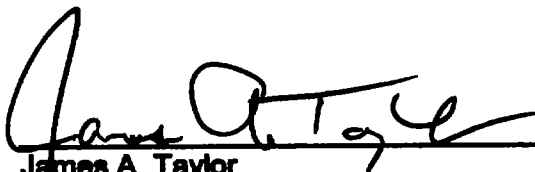
f31.5

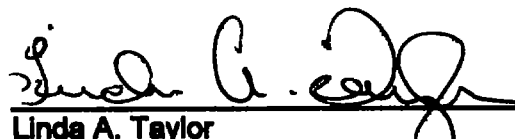
41223

APN: 306699

Statutory Warranty Deed  
- continued

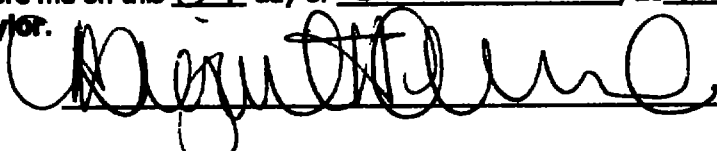
File No.: 7021-400117 (SAC)  
Date: 06/21/2004

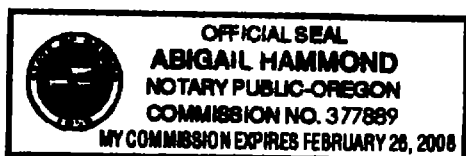
  
James A. Taylor

  
Linda A. Taylor

STATE OF Oregon )  
County of Clackamas ) ss.  
~~Klamath~~ )

This Instrument was acknowledged before me on this 21 day of June, 2007  
by James A. Taylor and Linda A. Taylor.





Notary Public for Oregon

My commission expires: 2-28-08

APN: 306699

Statutory Warranty Deed  
- continuedFile No.: 7021-400117 (SAC)  
Date: 06/21/2004**EXHIBIT A****LEGAL DESCRIPTION:**

All those portions of Lots 1, 2 and 3, Block 7, The Terraces Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and that portion of vacated Shasta View Street adjoining Lot 3 in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the Northeasterly right of way Laguna Street, said point being on the Westerly line of vacated Shasta View Street and also being North  $21^{\circ}14'$  West 74.00 feet from the Southwest corner of Lot 1, Block 8, The Terraces; thence along the Northeasterly line of Laguna Street, North  $21^{\circ}14'$  West 118.90 feet; thence Northeasterly along the arc of a 19.0 foot radius curve having a long chord which bears North  $41^{\circ}39\frac{3}{4}'$  East 33.83 feet, a distance of 41.72 feet; thence Southeasterly along the arc of a curve which has a radius of 115.84 feet and a long chord which bears South  $54^{\circ}20\frac{1}{4}'$  East 83.42 feet, a distance of 85.34 feet; thence South  $33^{\circ}14'$  East 43.42 feet to the most Northeasterly corner of that parcel described in Deed Volume M75 page 16322, Klamath County Deed Records; thence South  $54^{\circ}13'49''$  West, along the Northwestern line of said parcel described in M75 page 16322, 87.50 feet to the point of beginning.

