



After recording return to:
 Ryan R. Gallagher and Samantha E.
 Gallagher
 P.O. Box 484
 Merrill, OR 97633

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

Ryan R. Gallagher and Samantha E.
 Gallagher
 P.O. Box 484
 Merrill, OR 97633

File No.: 7021-374661 (SJ)
 Date: May 04, 2004

State of Oregon, County of Klamath

Recorded 06/29/2004 2:58 p m

Vol M04 Pg 42219-20

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

Robert M. Powell and Margaret F. Powell in trust, as co-trustees of the Robert M. & Margaret F. Powell Trust, dated May 9, 1989, Grantor, conveys and warrants to Ryan R. Gallagher and Samantha E. Gallagher as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

A tract of land situate in the NE 1/4 of Section 28, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8 inch iron pin on the East line of said Section 28, said iron pin situated S. 00°06'04" W. 1353.71 feet from the Northeast corner of said Section 28; thence S. 00°06'04" W., along said section line, 628.31 feet; thence N. 87°13'09" W. 1390.00 feet; thence N. 00°06'04" E. 628.31 feet; thence S. 87°13'09" E., 1390.00 feet to the point of beginning, with bearings based on survey no. 3637, as recorded in the office of the Klamath County Surveyor.

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.

42220

APN: 863710

Statutory Warranty Deed
- continued

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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 **\$55,000.00**. (Here comply with requirements of ORS 93.030)

Robert M. Powell and Margaret F. Powell in
trust, as co-trustees of the Robert M. &
Margaret F. Powell Trust, dated May 9, 1989

Robert M. Powell
Robert M. Powell, Co-Trustee

Margaret F. Powell
Margaret F. Powell, Co-Trustee

STATE OF North Carolina)
County of GRAHAM) ss.
)

This instrument was acknowledged before me on this 25th day of JUNE, 2004
by Robert M. Powell and Margaret F. Powell as co-trustees of Robert M. Powell and Margaret F. Powell in
trust, as co-trustees of the Robert M. & Margaret F. Powell Trust, dated May 9, 1989, on behalf of the
trust.

W. A. Millsaps

Notary Public for

My commission expires:

9/8/05