



After recording return to:
The Ted and Eileen Oswald Family
Trust
12 Angello Terrace
Grover Beach, CA 93433

Until a change is requested all tax statements
shall be sent to the following address:
The Ted and Eileen Oswald Family
Trust
12 Angello Terrace
Grover Beach, CA 93433
File No.: 7021-401816 (SAC)
Date: June 09, 2004

THIS SPACE

State of Oregon, County of Klamath
Recorded 06/30/2004 3:03 p m
Vol M04 Pg 42768-21
Linda Smith, County Clerk
Fee \$ 36.00 # of Pgs 4

STATUTORY WARRANTY DEED

Annabel Ingalls, Trustee of the Annabel Ingalls Trust Created February 7, 1993, as to Parcels 1, 2 & 3

Annabel Ingalls, as Trustee of the Annabel Ingalls Revocable Trust created February 7, 1993, as to Parcel 4, Grantor, conveys and warrants to John T. Oswald and Eileen S. Oswald, Trustees of the Ted and Eileen Oswald Family Trust, 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.

f36.5

42769

APN: R310862

Statutory Warranty Deed
- continued

File No.: 7021-401816 (SAC)
Date: 06/09/2004

The true consideration for this conveyance is **\$185,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 10 day of June, 2004

Annabel Ingalls, trustee of the Annabel
Ingalls Trust Created February 7, 1993

Annabel Ingalls Trustee
Annabel Ingalls, Trustee

Annabel Ingalls, as Trustee of The Annabel
Ingalls Revocable Trust created February 7,
1993

Annabel Ingalls Trustee
Annabel Ingalls, Trustee

STATE OF Oregon)

County of Clatsop) ss.

This instrument was acknowledged before me on this 10 day of June, 2004
by as of Annabel Ingalls, trustee of the Annabel Ingalls Trust Created February 7, 1993, on behalf of the



Stacy Collins
Notary Public for Oregon
My commission expires: 8-2-07

APN: R310862

Statutory Warranty Deed
- continuedFile No.: 7021-401816 (SAC)
Date: 06/09/2004**EXHIBIT A****LEGAL DESCRIPTION:****PARCEL 1:**

Parcel #14 PINE CONE ADDITION, described as:

Starting from the Northwest corner of the NE 1/4 SW 1/4, Section 3, Township 36 South, Range 6 E.W.M.; thence S 89°50' E., a distance of 60.05 feet; thence South 2°36'12" W. a distance of 485.33 feet; thence East a distance of 151.99 feet to an iron pin, the point of beginning; thence South, a distance of 125 feet to an iron pin; thence East, a distance of 75 feet to an iron pin; thence North, a distance of 125 feet to an iron pin; thence West, a distance of 75 feet more or less to the point of beginning.

PARCEL 2:

Parcel # 15 PINE CONE ADDITION, described as:

Starting from the Northwest corner of the NE 1/4 SW 1/4, Section 3, Township 36 South, Range 6 E.W.M.; thence S 89°50' E., a distance of 60.05 feet; thence South 2°36'12" W. a distance of 485.33 feet; thence East a distance of 76.99 feet to an iron pin, the point of beginning; thence South, a distance of 125 feet to an iron pin; thence East, a distance of 75 feet to an iron pin; thence North, a distance of 125 feet to an iron pin; thence West, a distance of 75 feet more or less to the point of beginning.

PARCEL 3:

Parcel #5 PINE CONE ACRES, described as:

Starting from the NW corner NE 1/4 SW 1/4, Section 3, Township 36 South, Range 6 E.W.M.; thence S 89°50' E., a distance of 60.05 feet; thence S 2°36'12" W, a distance of 175.01 feet; thence East, a distance of 251.01 feet to an iron pin, the point of beginning; thence South, a distance of 125 feet to an iron pin; thence East, a distance of 85 feet to an iron pin; thence North, a distance of 125 feet to an iron pin; thence West, a distance of 85 feet more or less to the true point of beginning.

PARCEL 4:

Parcel #6, PINE CONE ADDITION, described as:

Starting from the NW corner NE 1/4 SW 1/4, Section 3, Township 36 South, Range 6 E.W.M.; thence S 89°50' E., a distance of 60.05 feet; thence S 2°36'12" W, a distance of 175.01 feet; thence East, a distance of 166.01 feet to an iron pin, the point of beginning; thence South, a distance of 125 feet to an iron pin; thence East, a distance of 85 feet to an iron pin; thence North, a distance of 125 feet to an iron pin; thence West, a distance of 85 feet more or less to the point of beginning.

PARCEL 5:

APN: R310862

Statutory Warranty Deed
- continuedFile No.: 7021-401816 (SAC)
Date: 06/09/2004

Parcel 10 PINE CONE ADDITION, being a portion of the NE 1/4 SW 1/4 of Section 3, Township 36 South, Range 6 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Starting from the NW corner NE 1/4 SW 1/4, Sec. 3, Twp. 36 S., R. 6 EWM; thence South 89°50' East, a distance of 60.05 feet; thence South 2°36'12" West, a distance of 300.14 feet; thence East, a distance of 86.69 feet to an iron pin, the point of beginning; thence South, a distance of 125 feet to an iron pin; thence East, a distance of 85 feet to an iron pin; thence North, a distance of 125 feet to an iron pin; thence West, a distance of 85 feet, more or less to the point of beginning.

AND

Parcel 11 PINE CONE ADDITION, being a portion of the NE 1/4 SW 1/4 of Section 3, Township 36 South, Range 6 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Starting from the NW corner NE 1/4 SW 1/4, Sec. 3, Twp. 36 S., R. 6 EWM; thence South 89°50' East, a distance of 60.05 feet; thence South 2°36'12" West, a distance of 300.14 feet; thence East, a distance of 171.69 feet to an iron pin, the point of beginning; thence South, a distance of 125 feet to an iron pin; thence East, a distance of 85 feet to an iron pin; thence North, a distance of 125 feet to an iron pin; thence West, a distance of 85 feet, more or less, to the point of beginning.

AND

Parcel #12 - PINE CONE ADDITION, described as:

Starting from the NW corner NE 1/4 SW 1/4, Section 3, T. 36 S., R. 6 E.W.M.; thence S 89°50' E., a distance of 60.05 feet; thence S 2°36'12" W. a distance of 300.14 feet; thence East 256.60 feet to an iron pin, the point of beginning; thence South, a distance of 125 feet to an iron pin; thence East, a distance of 55 feet to an iron pin; thence along a curve left having a 30 foot radius, a distance of 47.12 feet to an iron pin; thence North, a distance of 95 feet to an iron pin; thence West, a distance of 85 feet more or less to the point of beginning.