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MT6- 05401 LW

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State of Oregon, County of Klamath
Recorded 07/06/2004 3:39 p m
Vol M04 Pg 44173
Linda Smith, County Clerk
THIS SPACE RESERV Fee \$ 21.00 # of Pgs 1

After recording return to:

KATHLEEN J. DONOVAN
2261 DONOVAN RANCH RD
PLACERVILLE, CA 95667

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

KATHLEEN J. DONOVAN
2261 DONOVAN RANCH RD
PLACERVILLE, CA 95667

Escrow No. MT65401-LW

STATUTORY WARRANTY DEED

RICHARD L. STARKEY, Grantor(s) hereby convey and warrant to **KATHLEEN J. DONOVAN**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon, free of encumbrances except as specifically set forth herein:

LEGAL DESCRIPTION

A parcel of land situated in the N1/2 S1/2 NE1/4 SE1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of the E1/2SE1/4 (E 1/16 corner) of said Section 11, thence North 00 degrees 26' 00" West (North 00 degrees 16' West by Deed Volume M74-9088 as recorded in the Klamath County Deed Records) 1786.3 feet; thence South 89 degrees 40' 10" East (South 89 degrees 31' East by said Deed Volume M74-9088) 150.00 feet to the True Point of Beginning of this description; thence continuing South 89 degrees 40' 10" East 85.00 feet; thence South 00 degrees 19' 50" West 129.99 feet to the South line of said N1/2S1/2NE1/4SE1/4; thence North 89 degrees 40' 10" West along said line, 83.27 feet; thence North 00 degrees 26' 00" West (North 00 degrees 16' West by said Deed Volume M74-9088) 130.00 feet to the True Point of Beginning.

TOGETHER WITH a 60 foot easement, for ingress and egress, described as follows:

Beginning at the True Point of Beginning of the above described parcel; thence South 89 degrees 40' 10" East 85.00 feet, thence North 00 degrees 19' 50" East 60.00 feet; thence North 89 degrees 40' 10" West 205.80 feet to the Easterly right of way line of Homedale Road; thence South 00 degrees 26' 00" East, along said right of way line, 60.00 feet; thence South 89 degrees 40' 10" East 120 feet to the Point of Beginning, with bearings based on Survey No. 1538, as recorded in the office of the Klamath County Surveyor.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$110,900.00**.

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.

Dated this 6 day of July, 2004

Richard L. Starkey
RICHARD L. STARKEY

State of Oregon
County of KLAMATH



This instrument was acknowledged before me on July 6, 2004, by RICHARD L. STARKEY.

Lisa Weatherby
Notary Public for Oregon
My commission expires 11/20/07

2100 am