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1st 409659

State of Oregon, County of Klamath
Recorded 07/08/2004 11:14 a m
Vol M04 Pg 44791-92
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

WARRANTY DEED -- STATUTORY FORM

CHIP SWEENEY, an individual, Grantor,

conveys and warrants to

MARK WILLIAMS and KARA WILLIAMS, husband and wife, Grantee,

the following described real property, free of encumbrances except as specifically set forth herein, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

Tax Account No(s): 274312

Map/Tax Lot No(s): 3511-2-1100

This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$14,995.00 .

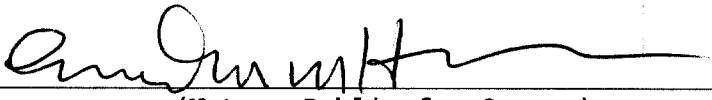
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 30 day of June, 2004.

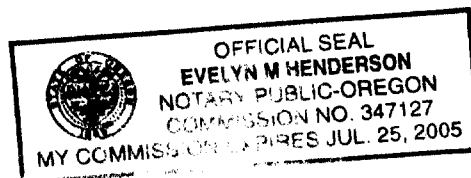

CHIP SWEENEY

STATE OF OREGON, COUNTY OF DESCHUTES) SS.

This instrument was acknowledged before me on June 30, 2004 by CHIP SWEENEY.


(Notary Public for Oregon)

My commission expires 7-25-05



After recording return to:
WESTERN TITLE & ESCROW COMPANY
16455 WILLIAM FOSS ROAD
LA PINE, OR 97739

Until a change is requested all tax statements shall be sent to the following address:
MARK AND KARA WILLIAMS
PO BOX 1939
LA PINE, OR 97739

TITLE NO. 7029409659
ESCROW NO. 14-0050204

Exhibit "A"

Real property in the County of Klamath, State of Oregon, described as follows:

A tract of land situated in Section 2, Township 35 South, Range 11 East of the Willamette Meridian, in the County of Klamath and the State of Oregon, described as follows:

Beginning at the Southeast corner of said Section 2; thence North $89^{\circ}03'41''$ West along the Southerly line of said Section 2, a distance of 661.44 feet to the most Southerly Southwest corner of a tract of land described in a contract to Mary L. Menkins, recorded October 19, 1977 in Volume M77 page 20005, Deed records; thence North $08^{\circ}13'29''$ West along a boundary line of said Menkins tract and its extension, a distance of 2107.74 feet to the most Easterly corner of a tract of land described in a Contract to Keith R. Shannon, recorded October 19, 1977 in Volume M77 page 20008, Deed records and the true point of beginning of the tract of land herein to the described; thence North $80^{\circ}22'31''$ East a distance of 1010.57 feet to a point on the Easterly line of said Section 2 which is South $0^{\circ}50'47''$ West a distance of 3032.85 feet from the Northeast corner thereof; thence North $0^{\circ}50'47''$ East along the Easterly line of said Section 2, a distance of 1158.62 feet to the most Southerly corner of a tract of land described as Parcel II in a Contract to Temple Naylor, recorded October 21, 1977 in Volume M77 page 20295, Deed records; thence North $42^{\circ}01'02''$ West along the Southwestely line of said Naylor tract a distance of 667.26 feet to most Easterly corner of a tract of land described in a Contract to Dr. George B. Adams, recorded November 3, 1977 in Volume M77 page 21079, Deed records; thence South $49^{\circ}06'50''$ West along the boundary line of said Dr. Adams tract a distance of 1438.83 feet to a point in the Easterly line of the afore-said Shannon tract; thence South $40^{\circ}53'10''$ East along the Easterly line of said Shannon tract a distance of 600.00 feet to an angle corner therein; thence continuing along the Easterly line of said Shannon Tract South $16^{\circ}40'58''$ East a distance of 446.58 feet to the true point of beginning.

Tax Parcel Number: 274312