

MTJ- 65307 SH



Vol M04 Page 47770

State of Oregon, County of Klamath
 Recorded 07/21/2004 3:20 p m
 Vol M04 Pg 47770-71
 Linda Smith, County Clerk
 Fee \$ 26⁰⁰ # of Pgs 2

THIS SPACE RESERVED

After recording return to:

Ryan D. Badker

5710 PINNACLE PLACE

Klamath Falls, OR 97601

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

Ryan D. Badker

5710 PINNACLE PLACE

Klamath Falls, OR 97601

Escrow No. MT65307-SH

STATUTORY WARRANTY DEED

Jerry E. Fuls, Grantor(s) hereby convey and warrant to **Ryan D. Badker and Jamie A. Badker**, as tenants by the **entirety**, 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:

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

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 **\$112,000.00**.

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.

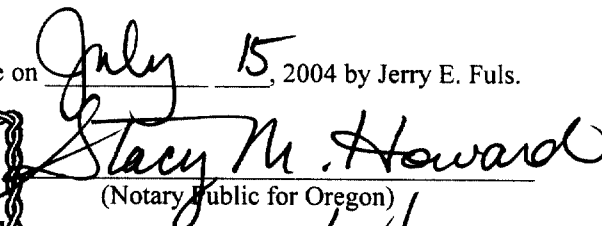
Dated this 15 day of July 2004


 Jerry E. Fuls

State of Oregon
 County of KLAMATH

This instrument was acknowledged before me on July 15, 2004 by Jerry E. Fuls.




 (Notary Public for Oregon)
 My commission expires 11/18/2007

2600 am

EXHIBIT "A"
LEGAL DESCRIPTION

47771

Lot 21 in Block 4 of TRACT 1299, SECOND ADDITION TO FERNDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM...

A tract of land being a portion of Lot 21 in Block 4 of TRACT 1299, SECOND ADDITION TO FERNDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, situated in the NW1/4 NW1/4 of Section 13, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the corner common to Lot 22, Block 4 and said Lot 21, said point being on the right of way line of Pinnacle Place; thence South 19° 33' 10" West 102.23 feet to a point on the South line of said Lot 21; thence South 89° 47' 55" West 16.00 feet to the corner common to Lots 13 and 14, Block 4, and said Lots 21 and 22; thence North 27° 31' 00 East 108.68 feet to the point of beginning, with bearings based on the plat of "Tract 1299 - Second Addition to Ferndale", on file at the office of the Klamath County Surveyor.

Tax Account No: 3909-013BB-06500-000

Key No: 879961