

04 JUL 22 PM 2:47

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After recording return to:
Charles L. Summers and Judy L.
Summers
2359 Pine Grove Rd.
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Charles L. Summers and Judy L.
Summers
2359 Pine Grove Rd.
Klamath Falls, OR 97603
File No.: 7021-362599 (SAC)
Date: July 08, 2004

State of Oregon, County of Klamath
Recorded 07/22/2004 2:47 p m
Vol M04 Pg 48054-56
Tt Linda Smith, County Clerk
Fee \$ 3.00 # of Pgs 3

STATUTORY WARRANTY DEED

Judi M. Fonseca, Grantor, conveys and warrants to **Charles L. Summers and Judy L. Summers as tenants by the entirety**, 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.

The true consideration for this conveyance is **\$253,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 16 day of July, 2004.

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48055

APN: 593502

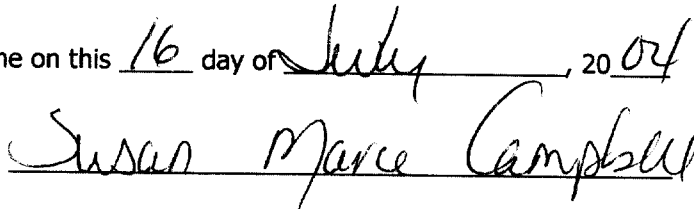
Statutory Warranty Deed
- continued

File No.: 7021-362599 (SAC)
Date: 07/08/2004


Judi M. Fonseca

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 16 day of July, 2004
by **Judi M. Fonseca**.



Notary Public for Oregon

My commission expires: 3-27-06



APN: 593502

Statutory Warranty Deed
- continuedFile No.: 7021-362599 (SAC)
Date: 07/08/2004**EXHIBIT A****LEGAL DESCRIPTION:**

A tract or parcel of land situated in Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon and being more particularly described as follows:

Commencing at a found 3/4 inch iron pipe monumenting the quarter corner common to Sections 4 and 9, said Township and Range; thence South 89°55' West along the Section line common to said Sections, 684.66 feet to a 1/2 inch iron pin for the true point of beginning; thence continuing along said section line, South 89°55' West 297.99 feet to a 1/2 inch iron pin; thence leaving said Section line, South 00°06' West, 518.96 feet (Deed Record 519.5 feet) to a 5/8 inch iron pin situated on the Northwesterly right of way of Pine Grove Road (county road); thence along said right of way, along the arc of a 6°00' curve (radius is 984.93 feet) to the right (the chord bears North 74°28'58" East, 73.45 feet) 73.465 feet to the end of said curve; thence continuing along said right of way, North 76°37'10" East (Deed record North 76°35' East) 233.69 feet to a 1/2 inch iron pin; thence leaving said right of way, North 00°06' East, 445.66 feet to the point of beginning.