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MT6- 65637 TM

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State of Oregon, County of Klamath

Recorded 07/22/2004 3:19 p m

Vol M04 Pg 48125-26

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

THIS SPACE RESEI

After recording return to:

Thomas J. Etges

891 Ponderosa Drive

Klamath Falls, OR 97601

Until a change is requested all

tax statements shall be sent to

The following address:

Thomas J. Etges

891 Ponderosa Drive

Klamath Falls, OR 97601

Escrow No.

MT65637-TM

STATUTORY WARRANTY DEED

Barbara L. Smith, Grantor(s) hereby convey and warrant to **Thomas J. Etges and Sherie L. Etges, 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 **\$142,000.00**.

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 21 day of July 2004.

Barbara L. Smith
Barbara L. Smith

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on July 21, 2004 by Barbara L. Smith.

Tamara L. McDaniel
(Notary Public for Oregon)

My commission expires 12/17/05



26.00 Am

48126

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in Block 11, ELDORADO, an addition to Klamath Falls, Oregon being a replat of vacated portions of Eldorado Heights and Sunnyside Addition, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a 1/2" iron pin from which the Northwest corner of Lot 2 of said Block 11 bears North 89° 47'00" West 138.47 feet; thence from said point of beginning South 01° 56' 48" West 100.10 feet to a 1/2" iron pin on the South line of lot 4 of said Block 11; thence along the Southerly line of said Lot 4 and the Southwesterly line of Lot 5 of said Block 11 South 89° 47' 00" East 33.88 feet; thence South 49° 51' 30" East 3.07 feet to a 1/2" iron pin on the Southwesterly line of said Lot 5; thence North 27° 28' 43" East 104.00 feet to a 1/2" iron pin on the Northeasterly line of said Lot 5; thence along the arc of a 150.78 feet radius curve to the left (long chord bears North 79° 31' 21" West 53.73 feet) 54.01 feet to a 1/2" iron pin marking the Northwest corner of said Lot 5; thence North 89° 47' 00" West along the North line of said Lot 4, 28.02 feet to the point of beginning.

Tax Account No: 3809-020DD-12400-000

Key No: 173225