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MT6- 65763 MS

Vol M04 Page 48808

State of Oregon, County of Klamath
Recorded 07/26/04 3:03 P m
Vol M04 Pg 48808-09
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

THIS SPACE RESER

After recording return to:

Jessica S. Groves

6614 Cottage Avenue

Klamath Falls, OR 97603

Until a change is requested all

tax statements shall be sent to

The following address:

Jessica S. Groves

6614 Cottage Avenue

Klamath Falls, OR 97603

Escrow No.

MT65763-MS

STATUTORY WARRANTY DEED

Harold W. Atwood and Lila L. Atwood, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Jessica S. Groves and Edward G. Burns not as tenants in common, but with right of survivorship**, 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 **\$180,000.00**.

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 2nd day of July, 2004

Harold W. Atwood
Harold W. Atwood

Lila L. Atwood
Lila L. Atwood

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on July 22, 2004 by Harold W. Atwood and Lila L. Atwood.



[Signature]
(Notary Public for Oregon)

My commission expires 12/20/06

260 am

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

A tract of land situated in Lot 1, Block 3, Tract 1103, EAST HILLS ESTATES, and Lot 28, Block 3, Tract 1120, SECOND ADDITION TO EAST HILLS ESTATES, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northwest corner of Lot 28, Block 3 of said Tract 1120; thence North 89° 12' 22" East along the Southerly right of way line of Cottage Avenue, 0.48 feet; thence continuing along said right of way line of the arc of a curve to the left (central angle is 14° 22' 47" radius is 300 feet) 75.29 feet; thence South 15° 10' 25" East 139.63 feet; thence West 110.63 feet to the Westerly line of said Lot 28, Tract 1120; thence North 00° 21' 05" West 124.32 feet to the point of beginning, with bearings based on said Tract 1103.

Tax Account No: 3909-001AC-01600-000

Key No: 505073

PARCEL 2:

A tract of land situated in Lot 28, Block 3 of Tract 1120, SECOND ADDITION TO EAST HILLS ESTATES, a subdivision located in the NE1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a ½" iron pin on the West line of said Lot 28, from which the Northwest corner of said Lot 28 bears North 00° 21' 05" West, 124.32 feet; thence South 00° 21' 05" East on said West line 100.00 feet to a ½" iron pin; thence South 89° 56' 53" East 110.60 feet to a ½" iron pin; thence North 00° 21' 05" West, 100.00 feet to a ½" iron pin; thence North 89° 56' 53" West 110.60 feet to the point of beginning.

Tax Account No: 3909-001AC-04401-000

Key No: 091