

04 JUL 28 AM 11:10



MTZ-66005 TM

Vol M04 Page 49329

State of Oregon, County of Klamath
Recorded 07/28/04 11:10 a m
Vol M04 Pg 49329-31
Linda Smith, County Clerk
Fee \$ 3/00 # of Pgs 3

After recording return to:
GREGORY DALE CAUGHRAN
3140 LAVERNE AVENUE
KLAMATH FALLS, OR 97603

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

GREGORY DALE CAUGHRAN
3140 LAVERNE AVENUE
KLAMATH FALLS, OR 97603

Escrow No. MT66005-TM

STATUTORY WARRANTY DEED

LINDA B. HANCOCK and RONALD KONE HANCOCK not as tenants in common, but with right of survivorship, Grantor(s) hereby convey and warrant to **GREGORY DALE CAUGHRAN**, 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 **\$65,000.00**.

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 20th day of July, 2004:

Linda B. Hancock
LINDA B. HANCOCK

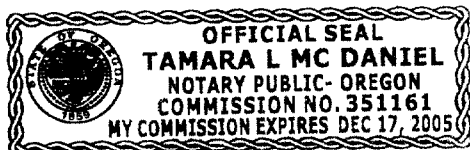
SEE ATTACHED SIGNATURE/NOTARY PAGE
RONALD KONE HANCOCK

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 20, 2004 by LINDA B. HANCOCK

Tamara L. McDaniel
(Notary Public for Oregon)

My commission expires 12/17/05



3/00
am

49330

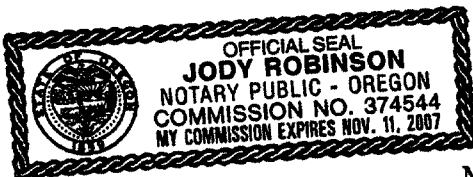
SIGNATURE PAGE FOR STATUTORY WARRANTY DEED

Ronald Kone Hancock
RONALD KONE HANCOCK

STATE OF OREGON

COUNTY OF umatilla ss.

This instrument was acknowledged before me on July 23, 2004 by RONALD KONE
HANCOCK



Jody Robinson
(Notary Public for Oregon)
My commission expires Nov. 11, 2007

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EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land located in the NW1/4 NE1/4 of Section 18, Township 39, South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Northeast corner of the NW1/4 of NE1/4 of Section 18, thence Southerly along the Easterly boundary of said NW1/4 of NE1/4 of Section 18, 996.0 feet; thence Westerly at right angles to the said Easterly boundary of the said NW1/4 NE1/4 of Section 18, 105.3 feet to the Easterly boundary of the Weed-Klamath Falls Highway; thence Northerly along the said Easterly boundary of the Weed-Klamath Falls Highway approximately 1000 feet to the Northerly boundary of the said NW1/4 of NE1/4 of Section 18; thence Easterly along the Northerly boundary of the NW1/4 of NE1/4 of Section 18, 187.6 feet to the point of beginning.

EXCEPTING therefrom that portion deeded to the State of Oregon by and through its Department of Transportation Highway Division recorded March 10, 1992 in Volume M02, page 5032, Deed Records of Klamath County, Oregon.

Tax Account No: 3909-01800-00200-000

Key No: 580632