



MT65804 KR

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State of Oregon, County of Klamath
 Recorded 08/09/04 3:26 P m
 THIS SPACE RE Vol M04 Pg 52310
 Linda Smith, County Clerk
 Fee \$ 21 # of Pgs 1

After recording return to:
 Marjorie Walther
 5418 Shasta Way
 Klamath Falls, OR 97603

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

Marjorie Walther
 5418 Shasta Way
 Klamath Falls, OR 97603

Escrow No. MT65804-KR

STATUTORY WARRANTY DEED

Rick Merritt, Grantor(s) hereby convey and warrant to **Marjorie Walther**, 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:

LEGAL DESCRIPTION

The following described real property situate in Klamath County, Oregon:

All that portion of Tracts No. 1 and 2 of VICORY ACRES, more particularly described as follows:
 Beginning at the Northwest corner of said Tract No. 1; thence East along the North line of said Tracts No. 1 and 2 to a point 43 feet East of the Northwest corner of said Tract No. 2; thence South parallel to the West line of said Tract No. 2, 84 feet to the centerline of the Enterprise Irrigation Ditch as now constructed; thence Northwesterly along the centerline of said irrigation ditch to the Westerly line of said Tract No. 1; thence North along the Westerly line of said Tract No. 1 approximately 34 feet, more or less, to the point of beginning.

SAVING AND EXCEPTING THEREFROM the West 8.8 feet of the above portion of said Tract No. 1 used for road purposes.

Tax Account No: 3909-002AA-05701-000 Key No: 874450

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 **\$87,000.00**.

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.

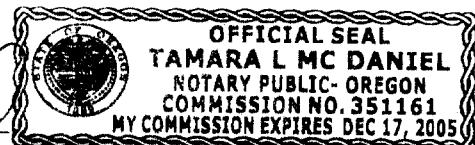
Dated this 30 day of July, 2004

Rick Merritt

State of Oregon
 County of KLAMATH

This instrument was acknowledged before me on July 30, 2004 by Rick Merritt.

(Notary Public for Oregon)
 My commission expires 12/17/05



2/00 am