



After recording return to:
Linda K. Kalus
840 Rose Street
Klamath Falls, OR 97601

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

Linda K. Kalus
840 Rose Street
Klamath Falls, OR 97601

File No.: 7021-407674 (SAC)
Date: August 10, 2004

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M04 Page 52968

State of Oregon, County of Klamath
Recorded 08/12/04 1:32 pm
Vol M04 Pg 52968-70
Linda Smith, County Clerk
Fee \$ 31.00 # of Pgs 3

STATUTORY WARRANTY DEED

Earl L. Greene and Twila R. Metler, Intital Trustees of that certain trust agreement, dated October 5, 1981, wherein Earl L. Greene is Trustor, Grantor, conveys and warrants to Linda K. Kalus, 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 **\$43,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 11 day of August, 2004

APN: R368514

Statutory Warranty Deed
- continuedFile No.: 7021-407674 (SAC)
Date: 08/10/2004

Earl L. Greene and Twila R. Metler, Initial
Trustees of that certain trust agreement,
dated October 5, 1981, wherein Earl L.
Greene is Trustor

Earl L. Greene

Earl L. Greene, Trustee

Twila R. Metler

Twila R. Metler, Trustee

STATE OF Oregon

County of

)
Klamath,)ss.

This instrument was acknowledged before me on this 11 day of August, 20 04
by as of Earl L. Greene and Twila R. Metler, Initial Trustees of that certain trust agreement, dated
October 5, 1981, wherein Earl L. Greene is Trustor, on behalf of the .

Stacy Collins
Notary Public for Oregon
My commission expires: 8/20/07



APN: R368514

Statutory Warranty Deed
- continuedFile No.: 7021-407674 (SAC)
Date: 08/10/2004**EXHIBIT A****LEGAL DESCRIPTION:**

All that portion of Lot 3 in Block 17 of FIRST ADDITION to the City of Klamath Falls, Oregon, described as follows: Beginning on the North line of Vacated Roosevelt Street at the Southwest corner of Lot 3 aforesaid, thence northwesterly and parallel with 9th Street, 60 feet; thence northeasterly and parallel with the northeasterly line of said Vacated Roosevelt Street to the South line of Rose Street; thence East along said line of Rose Street to the most Easterly corner of Lot 3; thence southwesterly along the northeasterly line of Roosevelt Street, 75.6 feet more or less, to the point of beginning; and, Beginning at the most Easterly corner of Lot 2 in Block 17 of FIRST ADDITION to the City of Klamath Falls, Oregon, running thence northwesterly along the northeasterly line of said Lot 2 a distance of 60 feet; thence southwesterly at right angles to said northeasterly line of Lot 2 a distance of 7 feet; thence southeasterly parallel to the northeasterly line of said Lot 2 a distance of 60 feet to the southeasterly line of said Lot 2; thence northeasterly along the southeasterly line of said Lot 2 a distance of 7 feet to point of beginning.