

04 AUG 13 AM 11:30

NTC - 65702 TM



Vol M04 Page 53277

State of Oregon, County of Klamath  
Recorded 08/13/04 11:30 a m  
Vol M04 Pg 53277-78  
Linda Smith, County Clerk  
Fee \$ 26<sup>00</sup> # of Pgs 2

After recording return to:  
JAMES C. CALLAHAN  
22451 HIGHWAY 70  
BONANZA, OR 97623

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

JAMES C. CALLAHAN  
22451 HIGHWAY 70  
BONANZA, OR 97623

Escrow No. MT65702-TM

### STATUTORY WARRANTY DEED

**JAMES C. CALLAHAN**, Grantor(s) hereby convey and warrant to **JAMES C. CALLAHAN and LINDA R. CALLAHAN**, 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:

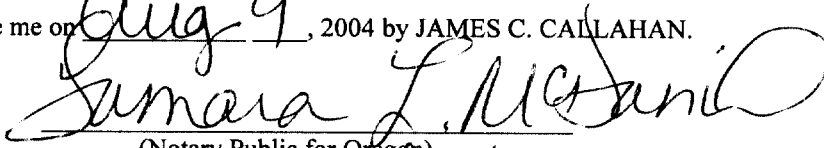
The true and actual consideration for this conveyance is **\$0.00**.

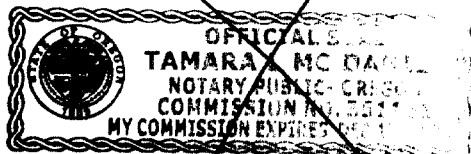
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 9<sup>th</sup> day of Aug, 04.

  
JAMES C. CALLAHAN

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Aug 9, 2004 by JAMES C. CALLAHAN.  
  
(Notary Public for Oregon)



My commission expires 12/17/05





**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1:**

Commencing at a point on the South line of the North half of the Northwest quarter of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, and North 89° 41' West, 454 feet from the Southeast corner of said North half of the Northwest quarter; run thence North 89° 41' West along the South line of said North half of the Northwest quarter, 209 feet to a point; thence North on a line 209 feet to a point; thence South 89° 41' East on a line 209 feet; thence South 209 feet to the place of beginning.

**PARCEL 2:**

Commencing at a point in the North half of the Northwest quarter of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, which lies North 209 feet from a point on the South line of said North half of the Northwest quarter of said Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, which is North 89° 41' West 454 feet from the Southeast corner of said North half of Northwest quarter of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon; thence running North 89° 41' West parallel with the South line of said North half of Northwest quarter a distance of 209 feet to a point; thence North 145 feet, more or less, to the Southeast right of way line of Highway 66, commonly known as Klamath Falls-Lakeview Highway; thence Northeasterly along said Southeasterly line of said Highway right of way line a distance of 253 feet, more or less, to a point North of the true point of beginning; thence South 246 feet, more or less, to the true point of beginning of this description being a tract of land 209 feet in width lying Northerly of and adjacent to a one acre tract of land heretofore conveyed to the above named grantee by deed of record, SAVING AND EXCEPTING that portion lying within the Dairy-Bonanza Road.