

04 AUG 20 PM 11:28



After recording return to:
First American Title
305A Shafer Lane
Jacksonville, OR 97530

Until a change is requested all tax statements
shall be sent to the following address:
Randolph Manion and Yvette Manion
PO Box 673
Golden, CO 80402

File No.: 7163-429584 (JKS)
Date: August 17, 2004

Vol M04 Page 55027

State of Oregon, County of Klamath
Recorded 08/20/04 11:28 a m
Vol M04 Pg 55027-29
Linda Smith, County Clerk
Fee \$ 31⁰⁰ # of Pgs 3

STATUTORY WARRANTY DEED

James T. Sexton, Grantor, conveys and warrants to **Randolph Manion and Yvette Manion, husband and wife, tenants by the entirety**, 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. The **2004-2005** Taxes, a lien not yet payable.
2. 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 **\$32,500.00**. (Here comply with requirements of ORS 93.030)

Dated this 18 day of August, 2004.

Page 1 of 3

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55028

APN: 573061

Statutory Warranty Deed
- continued

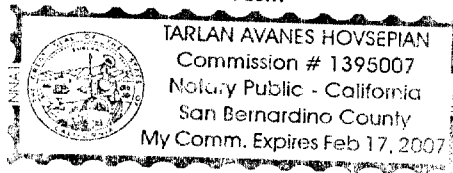
File No.: 7163-429584 (JKS)
Date: 08/17/2004

James T. Sexton
James T. Sexton

STATE OF California)
County of SAN BERN)ss.

This instrument was acknowledged before me on this 18 day of AUG, 2004
by **James T. Sexton**.

[Signature]
Notary Public for California
My commission expires: 17 FEB 2007



55029

APN: 573061

Statutory Warranty Deed
- continued

File No.: 7163-429584 (JKS)
Date: 08/17/2004

EXHIBIT A

LEGAL DESCRIPTION:

A tract of land situated in the S 1/2 E 1/2 NE 1/4 NE 1/4 of Section 12, Township 29 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point on the West line of said S 1/2 E 1/2 NE 1/4 NE 1/4 from which the Northwest corner of said S 1/2 E 1/2 NE 1/4 NE 1/4 bears North 01°01'23" West, 255.08 feet; thence South 01°01'29" East on said West line, 404.39 feet to the Southwest corner of said S 1/2 E 1/2 NE 1/4 NE 1/4; thence North 89°10'40" East on the South line of said S 1/2 E 1/2 NE 1/4 NE 1/4, 465.08 feet to a point on the West line of Highway 97; thence North 00°17'00" West on last said West line, 404.05 feet; thence South 89°13'17" West, 470.23 feet to the point of beginning.