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MT6-60013 KR

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State of Oregon, County of Klamath
Recorded 08/25/04 3:21 P. m
Vol M04 Pg 56602
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

THIS SPACE RESERVE

After recording return to:
DON PURIO, INC.

3245 Homedale Road
Klamath Falls, OR 97603

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

DON PURIO, INC.
3245 Homedale Road
Klamath Falls, OR 97603

Escrow No. MT66013-KR

STATUTORY WARRANTY DEED

VERDA L. RUGG, Grantor(s) hereby convey and warrant to **DON PURIO, INC., an Oregon Corporation**, 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

Lot 457 in Block 121 of MILLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM a tract in the Southeast corner of said Lot 457, which measures 20 feet x 30 feet and which is described in Deeds recorded in Volume 394, page 275, Deed Records of Klamath County, Oregon and in Volume M75, page 11887, Microfilm Records of Klamath County, Oregon, as follows:

Beginning at the Southeast corner of said Lot 457; thence North along the East line of said Lot, 20 feet; thence West at right angles, 30 feet; thence South parallel with the East line of said Lot, 20 feet to the North line of alley; thence East 30 feet to the point of beginning.

Tax Account No: 3809-033AD-12300-000

Key No: 481053

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 **\$67,000.00**.

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 23rd day of August, 2004.

x ^{VERL} Verda L. Huff Rugg
VERDA L. RUGG

x BY: Verland L. Huff her attorney in fact
VERLAND HUFF, her attorney-in-fact

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State of Oregon
County of KLAMATH

56603

On this the 23rd day of August, 2004, personally appeared VERNON HUFF, as attorney in fact for VERDA L. RUGG and that executed the foregoing instrument by authority of and in behalf of said principal; and acknowledged said instruments to be the act and deed of said principal.

Before me,

Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2007

