

04 SEP 15 PM 3:17



mtc - 66329 KR

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State of Oregon, County of Klamath  
THIS SPACE RES Recorded 09/15/04 3:17P m  
Vol M04 Pg 61622  
Linda Smith, County Clerk  
Fee \$ 21 # of Pgs 1

After recording return to:

MATTHEW NOONAN

5141 Shasta Way

Klamath Falls, OR 97603

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

MATTHEW NOONAN

5141 Shasta Way

Klamath Falls, OR 97603

Escrow No. MT66329-KR

### STATUTORY WARRANTY DEED

**KRAIG STRAUCH aka KRAIG ROBERT STRAUCH and RUTH ANN STRAUCH**, Grantor(s) hereby convey and warrant to **MATTHEW ~~W~~ NOONAN**, 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

##### PARCEL 1:

Parcel 1 of Land Partition 47-99, situated in the NE1/4 SE1/4 of Section 14, Township 39 South, Range 9 East, Willamette Meridian, Klamath County, Oregon.

Tax Account No: 3909-014DA-05601-000

Key No: 886189

##### PARCEL 2:

Parcel 2 of Land Partition 46-03 being a replat of Parcel 2 of "Land Partition 47-99", situated in the NE1/4 SE1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 3909-014DA-05602-000

Key No: 890259

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 **\$150,000.00**.

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 10th day of September, 2004.

KRAIG STRAUCH

RUTH ANN STRAUCH

State of Oregon  
County of KLAMATH



This instrument was acknowledged before me on Sept. 19, 2004 by KRAIG STRAUCH aka Craig Robert Strauch and RUTH ANN STRAUCH. KR

Kristi L. Redd  
(Notary Public)  
My commission expires 11/16/2007

2/00 am