

04 SEP 15 PM 3:18



MT66163MS

Vol M04 Page 61687

State of Oregon, County of Klamath
Recorded 09/15/04 3:18 P m
Vol M04 Pg 61687-688
Linda Smith, County Clerk
Fee \$ 26 # of Pgs 2

THIS SPACE RE

After recording return to:
Dwayne D. Walden
12859 Hwy 66
Klamath Falls, OR 97601

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

Dwayne D. Walden
12859 Hwy 66
Klamath Falls, OR 97601

Escrow No. MT66163-MS

STATUTORY WARRANTY DEED

Deborah M. Langeman, Grantor(s) hereby convey and warrant to **Dwayne D. Walden and Margaret R. Walden**, 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 **\$145,000.00**.

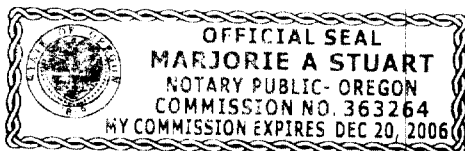
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO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

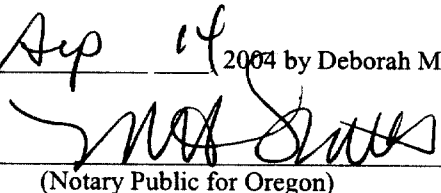
Dated this 14th day of Sep, 2004


Deborah M. Langeman

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Sep 14 2004 by Deborah M. Langeman.




(Notary Public for Oregon)

My commission expires 12/20/06

2600

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land lying in Section 32, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being a portion of that real property described in Volume 259 at page 658, Deed Records of Klamath County, Oregon, said parcel more particularly described as follows:

Starting at a steel stake set in a mound of stone, which stake marks the Northeast corner of the SE1/4 of the SW1/4 of Section 29, Township 39 South, Range 8 East of the Willamette Meridian; thence North 89° 19.9' West 368 feet to a fence corner; thence South 6° 21' East 2571.58 feet to a steel stake set in a fence line, which steel stake is the true place of beginning of this description; thence North 74° 20.9' East 665.09 feet to a steel stake; thence South 4° 11.3' East 317.41 feet to a steel stake; thence South 70° 51.4' West 660.79 feet (previously called South 70° 45' 55" West 660.53 feet) to a steel stake set in a fence line; thence North 6° 21' West 356 feet along a well established fence line to the true point of beginning.

Together with the non-exclusive right of ingress and egress across a 60 foot strip of land more particularly described as follows:

Starting at the steel stake which marks the Northeast corner of the above described parcel; thence South 4° 11.3' East 317.41 feet along the Easterly line of the above described parcel to an iron pin; thence South 4° 11.3' East 546.30 feet to a steel stake lying on the Northerly right of way line of Oregon Highway 66 as constructed; thence North 72° 56.4' East 30.77 feet along said right of way line to a steel stake; thence North 4° 11.3' West 862.06 feet to a steel stake; thence South 74° 20.9' West 30.61 feet to the place of beginning of this description.

Tax Account No: 3908-032A0-01000-000

Key No: 791566