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Vol M04 Page 61981

State of Oregon, County of Klamath  
Recorded 09/16/04 2:27 p m  
Vol M04 Pg 61981-82  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

After recording return to:

Rich Timm

P.O. Box 1076

Middletown, CA 95461

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

Rich Timm

P.O. Box 1076

Middletown, CA 95461

Escrow No. MT66664-MS

### STATUTORY WARRANTY DEED

**Roy P. Cutter, Jr. and**, Grantor(s) hereby convey and warrant to **Rich Timm**, 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 **\$175,000.00**.

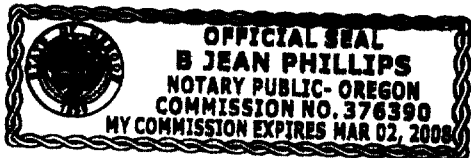
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO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

Dated this 16 day of September, 2004

Roy P. Cutter, Jr.  
Roy P. Cutter, Jr.

State of Oregon  
County of Klamath

This instrument was acknowledged before me on 9-16-, 2004 by Roy P. Cutter, Jr..



B Jean Phillips  
(Notary Public)  
My commission expires 3-2-08

2600

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

Lots 6 and 7 in Block 2 of FAIRHAVEN HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. AND that portion of Lots 8 and 9 in said Block 2 of FAIRHAVEN HEIGHTS, described as follows:

Beginning at a point on the Southwesterly line of said Lot 8 from which the Southeast corner of said Lot 9 bears South  $41^{\circ} 45' 00''$  East 122.00 feet; thence North  $52^{\circ} 17' 03''$  East 64.34 feet; thence North  $72^{\circ} 33' 33''$  East 55.86 feet to a point on the East line of said Lot 9; thence North  $08^{\circ} 52' 00''$  East 14.30 feet to the Northeast corner of said Lot 9; thence North  $62^{\circ} 10' 00''$  West 105.40 feet to the Northwesterly corner of said Lot 8; thence South  $27^{\circ} 50' 00''$  West 95.36 feet to the Southwesterly corner of said Lot 8; thence South  $41^{\circ} 45' 00''$  East 47.06 feet to the point of beginning of this description, with bearings based on the survey of Property Line Adjustment 41-96.

Tax Account No: 3908-013AB-02700-000

Key No: 495583