

04 SEP 16 PM 9:35



State of Oregon, County of Klamath
Recorded 09/16/04 3:35 P m
Vol M04 Pg 62186-88
Linda Smith, County Clerk
Fee \$ 31⁰⁰ # of Pgs 3

After recording return to:
Michael E. Noonan and Karin M. Noonan
12080 Homedale Rd
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:
Michael E. Noonan and Karin M. Noonan
same as above

File No.: 7021-444358 (SAC)
Date: August 30, 2004

STATUTORY WARRANTY DEED

Michael A. Negrevski, Grantor, conveys and warrants to **Michael E. Noonan and Karin M. Noonan as 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. 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 **\$72,500.00**. (Here comply with requirements of ORS 93.030)

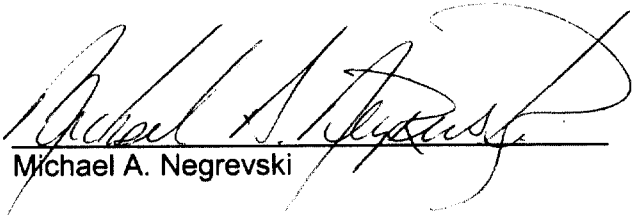
Dated this 15 day of September, 2004

31 F

APN: R91171

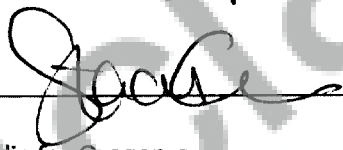
Statutory Warranty Deed
- continued

File No.: 7021-444358 (SAC)
Date: 08/30/2004


Michael A. Negrevski

STATE OF Oregon)
County of Klamath)ss.

This instrument was acknowledged before me on this 15 day of Sept., 2004
by **Michael A. Negrevski.**


Notary Public for Oregon
My commission expires: 8-2-07



Unrecorded Copy

EXHIBIT A

LEGAL DESCRIPTION:

A tract of land situated in Section 1, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Southeast corner of the SE 1/4 SW 1/4 of Section 1; thence North along the North-South centerline of said section to the Southerly right of way line of the Southern Pacific Railroad Company right of way; thence Northwest along said right of way line to the West line of the SE 1/4 NW 1/4 of said section; thence South to the Northeasterly right of way line of the South Branch of the "C" Canal as now located; thence Southeasterly along said right of way to the South line of said section; thence East to the point of beginning. EXCEPTING THEREFROM, that portion lying within the boundaries of the Lower Lake Road.

Unofficial Copy