

04 SEP 21 AM 11:21

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State of Oregon, County of Klamath  
Recorded 09/21/04 11:21 a m  
Vol M04 Pg 63228-30  
Linda Smith, County Clerk  
Fee \$ 3.00 # of Pgs 3

After recording return to:  
Cathleen E. Casey  
10350 Yonna Drive  
Bonanza, OR 97623

Until a change is requested all tax statements  
shall be sent to the following address:  
Cathleen E. Casey  
10350 Yonna Drive  
Bonanza, OR 97623

File No.: 7021-448408 (SAC)  
Date: September 15, 2004

## STATUTORY WARRANTY DEED

**Mary M. McConnell**, Grantor, conveys and warrants to **Cathleen E. Casey**, 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 **\$135,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 17 day of September, 2004.

APN: R399848

Statutory Warranty Deed  
- continuedFile No.: 7021-448408 (SAC)  
Date: 09/15/2004

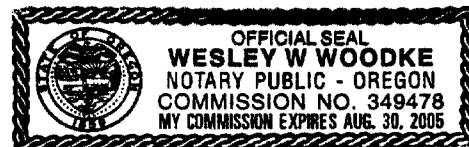
  
Mary M. McConnell

STATE OF Oregon )  
County of LANE )ss.  
)

This instrument was acknowledged before me on this 17<sup>th</sup> day of SEPTEMBER, 2004  
by **Mary M. McConnell**.

  
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Notary Public for Oregon

My commission expires: AUG 30, 2005

APN: **R399848**Statutory Warranty Deed  
- continuedFile No.: **7021-448408 (SAC)**  
Date: **09/15/2004****EXHIBIT A****LEGAL DESCRIPTION:**

A tract of land situated in Government Lot 3, being the NW 1/4 SW 1/4 of Section 31, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the brass cap monument marking the W 1/4 corner of said Section 31; thence S 89°55'49" E. along the North line of said Government Lot 3, 484.00 feet; thence S 00°05'06" E 900.00 feet; thence N 89°55'49" W 484.00 feet to the west line of said Government Lot 3; thence N 00°05'06" W 900.00 feet to the point of beginning.

TOGETHER WITH the right of ingress and egress over and across a 40 foot strip of land, the north line of which is described as follows: Beginning at a point which is located S 89°55'49" E 484.00 feet and S 00°05'06" E 556.84 feet from the brass cap monument marking the W 1/4 corner of said Section 31; thence S 89°57'09" E 792.41 feet to the east line of said Government Lot 3.