



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

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

Cathleen E. Casey & Janna Beth
Vaughn
10350 Yonna Drive
Bonanza, OR 97623

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

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath
Recorded 09/21/04 11:21 A m
Vol M04 Pg 63231-33
Linda Smith, County Clerk
Fee \$ 31.00 # of Pgs 3

STATUTORY WARRANTY DEED

Cathleen E. Casey, Grantor, conveys and warrants to **Cathleen E. Casey and Janna Beth Vaughn, not as tenants in common, but with full rights of survivorship**, 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 20 day of September, 2004

63232

APN: R399848

Statutory Warranty Deed
- continued

File No.: 7021-448408 (SAC)
Date: 09/15/2004

CATHLEEN CASEY

Cathleen E. Casey

STATE OF Oregon)
County of *Klamath*)ss.

This instrument was acknowledged before me on this

20 day of *Sept*, 20 *01*

by Cathleen E. Casey.

Stacy Collins



Notary Public for Oregon

My commission expires: *8-2-07*

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.