

04 SEP 14 PM 3:21



MT6-60805 MS

Vol M04 Page 61301

State of Oregon, County of Klamath
Recorded 09/14/04 3:21 P m
Vol M04 Pg 61301-02
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

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State of Oregon, County of Klamath
Recorded 09/28/04 3:21 P m
Vol M04 Pg 64954-55
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

After recording return to:

Michael J. Riley

14130 Matney Road

Klamath Falls, OR 97603

Until a change is requested all

tax statements shall be sent to

The following address:

Michael J. Riley

14130 Matney Road

Klamath Falls, OR 97603

Escrow No.

MT66205-MS

'04 SEP 28 AM 10:35

STATUTORY WARRANTY DEED

Darrel W. Mitchell and Kelly A. Mitchell, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Michael J. Riley and Sarah E. Whitis, 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 **\$555,000.00**.

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 10 day of Sept, 2004.

[Signature]
Darrel W. Mitchell

[Signature]
Kelly A. Mitchell

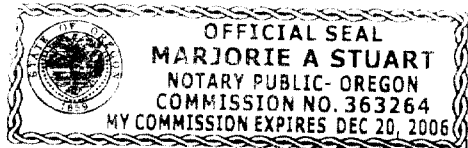
State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 9-10, 2004 by Darrel W. Mitchell and Kelly A. Mitchell.

[Signature]
(Notary Public for Oregon)

My commission expires 12/20/06



26 pp
2004
am

*R-recorded to correct legal description

EXHIBIT "A"
LEGAL DESCRIPTION

61302
64955

Parcel 2 of Minor Land Partition 7-90 located in SE1/4 of Section 12, Township 40 South, Range 9 East, Willamette Meridian and in the ~~SE1/4~~ ^{*SW1/4} SW1/4 of Section 7, Township 40 South, Range 10 East, Willamette Meridian, as filed in the office of the Klamath County Clerk, also described as: The Southeast quarter of the Southeast quarter of Section 12, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

***SW1/4**

EXCEPTING AND RESERVING an easement to provide ingress and egress for operation, maintenance, use and access to existing pumpsite and pipeline described as follows:

Beginning at the pump systems located in the SE1/4 of Section 12, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, described as Parcel 2 in the MLP 7-90. Thence proceeding in a Northerly direction along the West line of Parcel 2 along existing pipeline approximately 20 feet to a point on the North of the South line of Parcel 1 of MLP 7-90 and the ending point of said easement.