

mtc - 66298 SM



Vol M04 Page 67051

State of Oregon, County of Klamath
 Recorded 10/04/04 3:25 p m
 Vol M04 Pg 67051-52
 Linda Smith, County Clerk
 Fee \$ 26.00 # of Pgs 2

After recording return to:
 Leonard J. Howlett
 8998 OAK CREEK ROAD
 CHERRY VALLEY, CA 92223-4650

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

Leonard J. Howlett
 8998 OAK CREEK ROAD
 CHERRY VALLEY, CA 92223-4650

Escrow No. MT66298-SM

STATUTORY WARRANTY DEED

Gary Battles, Grantor(s) hereby convey and warrant to **Leonard J. Howlett and Janet M. Howlett**, 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:

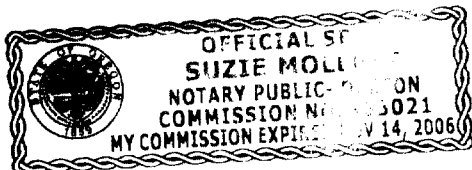
The true and actual consideration for this conveyance is **\$185,000.00**.

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 28th day of September, 2004

Gary Battles
 Gary Battles
 State of Oregon
 County of KLAMATH

This instrument was acknowledged before me on Sept. 28, 2004 by Gary Battles.



Suzie Mollett
 (Notary Public)

My commission expires 11/14/2006

2600

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the E1/2 SW1/4 of Section 2, Township 34 South, Range 7 East of the Willamette Meridian and the W1/2 SE1/4 of Section 2, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying Easterly of the centerline of Larsen Creek.

EXCEPTING THEREFROM A piece or parcel of land situate in Section 2, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a brass cap monument marking the 1/4 section corner common to Sections 2 and 11, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; thence North 89° 44' 00" West along the section line 110.00 feet to its intersection with the centerline of a creek; thence in a general Northerly and Westerly direction along the thread of said creek, as determined during Recorded Survey No. 1987, to a point on the Easterly boundary of a 3.09 acre parcel surveyed during said Survey No. 1987; thence North 5° 08' 41" West along said Easterly boundary 37.00 feet to a point marked by a 5/8" iron pin; thence North 5° 08' 41" West 404.35 feet to a point marked by a 5/8" iron pin; thence South 84° 51' 19" West 300.00 feet to a point on the West line of the E1/2 SW1/4 of said Section 2; thence North 5° 08' 41" West along said West line of the E1/2 SW1/4 865.57 feet to a point; thence South 89° 47' 23" East 1975.59 feet to a point; thence North 4° 34' 16" West 442.20 feet to a point on the East-West centerline of said Section 2, marked by a 5/8" iron pin; thence South 89° 48' 03" East along said East-West centerline 764.73 feet to a 5/8" iron pin marking the center East 1/16 corner of said Section 2; thence South 1° 54' 32" East, along the East line of the W1/2 SE1/4 of said Section 2, 2643.39 feet to a 5/8" iron pin marking the East 1/16 corner common to Sections 2 and 11; thence North 89° 44' 00" West along the South line of said Section 2, 1297.58 feet, more or less, to the point of beginning.

Tax Account No: 3407-00200-00500-000

Key No: 188255