



After recording return to:
Christian F. Achleithner and Debra A.
Achleithner
12909 Algoma Road
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Christian F. Achleithner and Debra A.
Achleithner
12909 Algoma Road
Klamath Falls, OR 97601
File No.: 7021-403144 (SAC)
Date: September 27, 2004

State of Oregon, County of Klamath
Tf Recorded 10/05/04 3:21 p m
Vol M04 Pg 67555-57
Linda Smith, County Clerk
Fee \$ 3.00 # of Pgs 3

STATUTORY WARRANTY DEED

Emma C. Achleithner, ~~8845 Parc 11~~ Grantor, conveys and warrants to **Christian F. Achleithner and Debra A. Achleithner 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 **\$230,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 30 day of September, 2004.

31-P

67556

APN: R376587

Statutory Warranty Deed
- continued

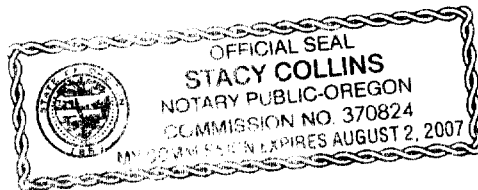
File No.: 7021-403144 (SAC)
Date: 09/27/2004

Emma C. Achleithner
Emma C. Achleithner

STATE OF Oregon)
County of Klamath)ss.

This instrument was acknowledged before me on this 30 day of September,
by **Emma C. Achleithner**.

Stacy Collins
Notary Public for Oregon
My commission expires: 8/2/07



67557

Exhibit "A"

Real property in the County of Klamath, State of Oregon, described as follows:

PARCEL 1:

Lot 4 in Section 13, Township 37 South, Range 8 East of the Willamette Meridian, lying South of the Southerly right of way of the County Road.

EXCEPTING the following described tract: Beginning at the intersection of the Easterly right of way line of the Dalles-California Highway and the Southerly right of way of the County Road; thence East along the Southerly right of way, of said County Road, 176 feet to the point of beginning; thence continuing along the right of way, 400 feet; thence South 60 feet to the Northerly line of a private road; thence in a Westerly direction along said Northerly line to the point of beginning.

Lots 2, 3, 4 and 7 of Section 24, Township 37 South, Range 8 East of the Willamette Meridian and Lots 4 and 5 of Section 37, Township 37 South, Range 8 East of the Willamette Meridian.

SAVING AND EXCEPTING THEREFROM any portion lying within the right of way for highways or the right of way for railroads.

ALSO EXCEPTING THEREFROM a parcel of land situated in Sections 13 and 37, Township 37 South, Range 8 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point on the East line of said Section 13 from which the Southeast corner of said section bears South, 249.84 feet; thence South, 249.84 feet to the said Southeast section corner; thence South 00°13'31" West along the East line of said Section 37, 262.07 feet to the Southeast corner of said Section 37; thence North 89°52'58" West along the South line of said Section 37, 2119.04 feet; thence leaving said section line North 00°02'14" East, 594.04 feet to a point on the Southerly right of way line of the old "Dalles-California" highway, now a County Road; thence Easterly along said Southerly right of way line 2200.0 feet more or less to a point that is West, 52.02 feet from the point of beginning of this description; thence leaving said right of way line East 52.02 feet to the point of beginning.

ALSO EXCEPTING THEREFROM

That portion of Lots 2 and 3 of Sec. 37, Township 37 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, lying Northwest of the Dalles-California Highway and East of the right of way of the Southern Pacific Railroad. EXCEPT that portion conveyed by Hans Uhrman to George A. Pondella et al by Warranty Deed recorded August 7, 1975 in Volume M75, page 9246, Deed records of Klamath County, Oregon.

PARCEL 2:

That portion of Lots 2 and 3 of Sec. 37, Township 37 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, lying Northwest of the Dalles-California Highway and East of the right of way of the Southern Pacific Railroad. EXCEPT that portion conveyed by Hans Uhrman to George A. Pondella et al by Warranty Deed recorded August 7, 1975 in Volume M75, page 9246, Deed records of Klamath County, Oregon.

Tax Parcel Number: R376587 and R785476 and R861124 and R861115 and R858389