

'04 OCT 6 AM 10:58

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GRANTOR NAME AND ADDRESS DAVID CONNER, SR.  
GRANTEE NAME AND ADDRESS da  
DAVID CONNER, SR. and SANDRA J. CONNER  
3511 Bristol Ave.  
Klamath Falls, OR 97603  
AFTER RECORDING RETURN TO Grantee

State of Oregon, County of Klamath  
Recorded 10/06/04 10:58 a m  
Vol M04 Pg 67654-55  
Linda Smith, County Clerk  
Fee \$ 2600 # of Pgs 2

SEND TAX STATEMENTS TO Grantee

**WARRANTY DEED - STATUTORY FORM**

DAVID CONNER, SR., Grantor, conveys and warrants to DAVID CONNER, SR. and SANDRA J. CONNER, Husband and Wife, Grantees, the following described real property free of encumbrances except as specifically set forth herein, situated in Baker County, Oregon, to-wit:

See the attached Exhibit A

SUBJECT TO contracts and/or liens for irrigation and/or drainage, the schedule of exclusions from coverage, together with any schedules contained in standard title policies, reservations, easements, restrictions, rights of way of record.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND 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 and actual consideration for this conveyance is \$0. However, the true and actual consideration consists of or includes other property or value given or promised which is the whole consideration.

DATED this 6th day of October, 2004.

*David Conner*

DAVID CONNER, SR.

STATE OF OREGON, County of Klamath) ss.

SUBSCRIBED AND SWORN to before me this 6th day of October, 2004.



*Neal Buchanan*  
NOTARY PUBLIC FOR OREGON  
My commission expires:

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**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Parcel 1:

The South 69.6 feet of Lot 44 of FAIR ACRES SUBDIVISION NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM the Westerly 5 feet thereof conveyed to Klamath County for road purposes in Deed Volume 349, page 474, Deed Records of Klamath County, Oregon.

Parcel 2:

*Beginning at a point on the Southeasterly line of Lot 14, Block 76, Buena Vista Addition to the City of Klamath Falls, Oregon, which is North 55°38' East 68 feet from the most Southerly corner of said lot; thence North 55°38' East 39 feet along the Southeasterly line of said lot; thence North 39°20' West 56.1 feet; thence North 66°23' West 19.63 feet, to a point on the line between Lots 13 and 14 of said Block 76, which is North 48°10' East 98 feet from the common corner of said Lots 13 and 14 on the Northeasterly line of Oregon Avenue; thence South 48°10' West 30 feet; along the line between said Lots 13 and 14; thence Southeasterly along the arc of a circle parallel to Oregon Avenue; the long chord of which bears South 39°20' East a distance of 68.81 feet to the point of beginning being a portion of Lot 14 Block 76, Buena Vista Addition.*