

04 OCT 7 AM 11:25

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After recording return to:
Mary Lou Maddox
2226 Hope Street
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Mary Lou Maddox
2226 Hope Street
Klamath Falls, OR 97603

File No.: 7021-436045 ()
Date: September 24, 2004

State of Oregon, County of Klamath
Recorded 10/07/04 11:25a m
Vol M04 Pg 68144-46
Linda Smith, County Clerk
Fee \$ 3/00 # of Pgs 3

STATUTORY WARRANTY DEED

Laura M. Reed, Grantor, conveys and warrants to **Mary Lou Maddox**, 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 **\$118,650.00**. (Here comply with requirements of ORS 93.030)

Dated this 27 day of September, 2004

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68145

APN: R878731

Statutory Warranty Deed
- continued

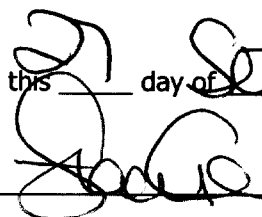
File No.: 7029-436045 (SAC)
Date: 09/24/2004



Laura M. Reed

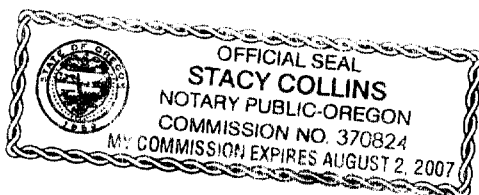
STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 21 day of September 2004
by **Laura M. Reed**.



Notary Public for Oregon
My commission expires:

8-2007



APN: **R878731**Statutory Warranty Deed
- continuedFile No.: **7029-436045 (SAC)**
Date: **09/24/2004****EXHIBIT A****LEGAL DESCRIPTION:**

A parcel of land situated in the SE 1/4 NW 1/4 of Section 2, Township 39 South, Range 9 E.W.M., described as follows:

Beginning at a point which bears East 330 feet and North 264 feet from the Southwest corner of said SE 1/4 NW 1/4; thence N. 0°24'07" W. a distance of 68.2 feet to a 1/2" iron pin; thence N 89°24'35" E. a distance of 140.94 feet to a 1 1/4" iron pin on the West right-of-way line of Hope Street; thence S. 0°35'25" E. along the West line of Hope Street a distance of 68.2 feet; thence S. 89°24'35" W. a distance of 141.17 feet to the point of beginning; said parcel being the South 68.2 feet of Minor Land Partition 20-86, filed in the Office of the County Clerk of Klamath County on October 17, 1986.