

04 OCT 8 AM 11:20

MTT-66896 SM



Vol M04 Page 68449

State of Oregon, County of Klamath  
Recorded 10/08/04 11:20 a m  
Vol M04 Pg 68449-50  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

After recording return to:

BRAD PETERSON

7269 N. Deering Avenue  
Fresno, CA 93720

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

BRAD PETERSON

7269 N. Deering Avenue  
Fresno, CA 93720

Escrow No. MT66896-SM

### STATUTORY WARRANTY DEED

**RICHARD W. CAPPs and JUDY M. CAPPs, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **BRAD PETERSON**, 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 **\$22,000.00**.

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 7<sup>th</sup> day of OCT, 2004

(X) [Signature]  
RICHARD W. CAPPs

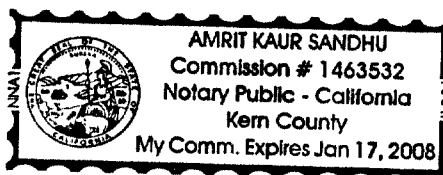
(X) [Signature]  
JUDY M. CAPPs

State of ~~Oregon~~ California  
County of KERN

This instrument was acknowledged before me on 7TH OCT, 2004 by RICHARD W. CAPPs and JUDY M. CAPPs.

[Signature]  
(Notary Public for ~~Oregon~~ California)

My commission expires JAN 17, 2008



2600 sm

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

That portion of the NE 1/4 NW 1/4 of Section 22, Township 38 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at the intersection of the Northern boundary line of Section 22, NE 1/4, NW 1/4, Township 38 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, with the Western Boundary of the Bly Mountain Cut-Off Road Right-of-Way, said intersection to be approximately 145 feet West from that certain Brass Cap of record ("1/4 Cor"), located on the NE corner of NE 1/4, NW 1/4 Section 22, Township 38 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon; thence approximately 642.41 feet, North 89° 44' West along said Northern boundary; thence approximately 352 feet South 14° 59' East; thence approximately 662 feet, South 83° 05' East to a point on the Western boundary of Bly Mountain Cut-Off Road; thence approximately 431 feet North 15° 58' West along said Western boundary to the point of beginning.

Tax Account No: 3811-022B0-00100-000

Key No: 473491