

04 OCT 15 PM 2:43

Vol M04 Page 70331

State of Oregon, County of Klamath
Recorded 10/15/04 2:43 p m
Vol M04 Pg 70331
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

After Recording Return to:
TIM L. SHELDON and STACY A. SHELDON
4622 Homedale Road
Klamath Falls, OR 97603
Until a change is requested all tax statements
Shall be sent to the following address:
TIM L. SHELDON and STACY A. SHELDON
4622 Homedale Road
Klamath Falls, OR 97603

HSDON:599661AF
WARRANTY DEED
(INDIVIDUAL)

BRUCE A. CROUNSE, herein called grantor, convey(s) to **TIM L. SHELDON and STACY A. SHELDON, HUSBAND AND WIFE** all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

A tract of land situated in the NW 1/4 NE 1/4, Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of that tract of land described in Book 335 at Page 299, Klamath County Deed Records, as marked by a 3/8 inch iron pin, said point of beginning being South 00° 06' 10" West 227.83 feet and North 89° 36' 26" West 30.00 feet from the East 1/16 corner common to Sections 11 and 14 and being further described as being on the Westerly right of way line of Homedale Road South 00° 06' 10" West 137.66 feet (128 feet by deed) from the Southerly right of way line of the U.S.B.R. Drain; thence North 89° 36' 26" West 660.27 feet (660.2 feet by deed) to a 3/8 inch iron pin on the Easterly right of way line of the U.S.B.R. 1-C-7 Drain by said Deed Volume; thence continuing North 89° 36' 26" West 19.20 feet to the true Easterly right of way line of said Drain; thence North 01° 17' 15" West, along said right of way line, 133.73 feet (128 feet, more or less, by deed) to the intersection with the Southerly right of way line of the U.S.B.R. Drain Ditch; thence South 89° 56' 30" East along said Drain right of way line 682.71 feet to the Westerly right of way line of Homedale Road; thence South 00° 06' 10" West 137.66 feet (128 feet by deed) to the point of beginning, with bearings based on Survey No. 1645 as filed in the office of the Klamath County Surveyor, EXCLUDING the area in the A-3-B lateral.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$135,000.00**.
(here comply with the requirements of ORS 93.930)

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 10-14-04

Bruce A. Crounse

BRUCE A. CROUNSE

NEVADA CLARK
STATE OF ~~OREGON~~, County of ~~Klamath~~ ss.

On 14 OCT 2004 personally appeared the above named **BRUCE A. CROUNSE** and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

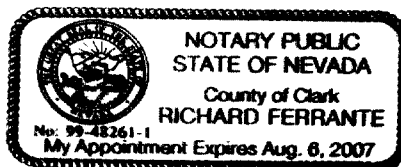
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00059961

Before me: *Richard Ferrante*
Notary Public for ~~Oregon~~ *NEVADA*
My commission expires: *6 AUG 2007*

Official Seal



21A