

04 OCT 18 PM 3:37

mtc-67022

Vol M04 Page 70770



State of Oregon, County of Klamath
Recorded 10/18/04 3:37 p m
Vol M04 Pg 70770-71
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

After recording return to:
RONALD E. CUSSINS
PO BOX 82
Crescent, OR 97733

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

RONALD E. CUSSINS
PO BOX 82
Crescent, OR 97733

Escrow No. BA069720CL

STATUTORY WARRANTY DEED

LOY M. MEALUE, Grantor(s) hereby convey and warrant to RONALD E. CUSSINS and NANCY CUSSINS,
as tenants by the entirety, Grantee(s) the following described real property in the County of ~~DESCHUTES~~ 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 \$46,000.00.

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 15th day of October, 2004.

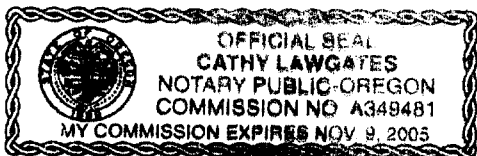
Loy M. Mealue
LOY M. MEALUE

State of Oregon
County of Deschutes

This instrument was acknowledged before me on Oct. 15th, 2004 by LOY M. MEALUE.

Cathy Lawgates
(Notary Public for Oregon)

My commission expires 11/9/15



260 am

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

A parcel of land situate in the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 31, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

Beginning at a point 877.6 feet East from the corner common to Sections 30 and 31 (being the Northwest corner of Section 31); thence 544 $\frac{1}{2}$ feet in a Southwesterly direction and parallel to Highway No. 97 to a point of beginning; thence continuing in a Southwesterly direction and parallel to Highway No. 97, a distance of 20 feet; thence 200 feet in a Northwesterly direction and at right angles to Highway No. 97; thence 20 feet in a Northeasterly direction and parallel to Highway 97; thence 200 feet in a Southeasterly direction and at right angles to Highway No. 97 to the point of beginning

EXCEPTING THEREFROM the Easterly 20 feet thereof conveyed to the State of Oregon for highway purposes.

PARCEL 2

A parcel of land situate in the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 31, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

Beginning at the Northwest corner of Section 31 and running East 877.6 feet to an iron stake on the Westerly side of Highway 97; thence Southerly 564.5 feet along the Westerly line of said Highway to the Northeast corner of the property to be herein described, which Northeast corner is the place of beginning of this description; thence 100 feet Southerly along the Westerly line of said highway; thence 200 feet Westerly at right angles to said highway; thence 100 feet Northerly parallel to said highway; thence 200 feet Easterly in a direct line to the place of beginning

EXCEPTING THEREFROM the Easterly 20 feet thereof conveyed to the State of Oregon for highway purposes.

EXCEPT that portion of the above described real property heretofore conveyed by deed to the State of Oregon in which deed Realty Investment Company, Inc., and R. W. Wilson and Helene D. Wilson, husband and wife, are grantors and State of Oregon, by and through its State Highway Commission is the Grantee.

ALSO EXCEPTING those portions conveyed to the State of Oregon, by and through its State Highway Commission by Deed Volume 267, at page 637, and Deed Volume 268, at page 29, Deed Records of Klamath County, Oregon.

Tax Account No: 2409-031BB-02100-000

Key No: 155977