

04 OCT 22 AM 11:08

MT63566KR



Vol M04 Page 72062

State of Oregon, County of Klamath
Recorded 10/22/2004 11:08a m
Vol M04 Pg 72062-63
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

After recording return to:
JEFFREY CARTER
1881 SUTTER COURT
NAPA, CA 94558

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

JEFFREY CARTER
1881 SUTTER COURT
NAPA, CA 94558

Escrow No. MT63566-KR

STATUTORY WARRANTY DEED

CHRISTOPHER

~~CHRISTOPHER~~ SAM POUTOUS, Grantor(s) hereby convey and warrant to JEFFREY CARTER, 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:

LEGAL DESCRIPTION

PARCEL 1:

The NW1/4 of the NE1/4; and the S1/2 of the NE1/4, of Section 7, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2:

The East one-half of the NW1/4 of Section 7, Township 36 South, Range 12, East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 3:

The West one-half of the SE1/4 of Section 6, Township 36 South, Range 12, East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM:

Beginning at the SW corner of the SE1/4 of Section 6, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, thence East along the South line of said Section 6, a distance of 160 feet to the point of beginning; thence continuing East 100 feet; thence North 2640 feet, more or less, to the North line of the SE1/4 of said Section 6; thence West 100 feet; thence South 2640 feet, more or less, to the true point of beginning.

Account No.:	3612-00000-01500-000	Key No.:	352004
Account No.:	3612-00000-01599-000	Key No.:	818440
Account No.:	3612-00000-01901-000	Key No.:	831764
Account No.:	3612-00000-02200-000	Key No.:	3520059

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: A Federal Tax Lien issued by the Internal Revenue District for Portland in the amount of \$22,787.52 plus penalties, interest and costs filed in the Recorder's Office of Klamath County, Oregon on August 20, 1996 in Volume M96, page 25665, Microfilm Records of Klamath County, Oregon, Serial No. 939609300 which the above named Grantee DOES NOT agree to assume NOR pay and the Grantor herein agrees to hold the Grantee harmless therefrom.

The true and actual consideration for this conveyance is \$225,000.00.

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 9th day of August, 2004.

CHRISTOPHER SAM POUTOUS
260 am

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on August 9, 2004 by CHRISTOPER SAM POUTOUS.

Elaine Frost
(Notary Public)

My commission expires 6-26-07

