

04 OCT 25 AM 11:24

MT-67190SM

Vol M04 Page 72612



State of Oregon, County of Klamath
Recorded 10/25/04 11:24 a m
Vol M04 Pg 72612
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

After recording return to:
JAMES LAWRENCE PRESTON
145 SYKES CREEK RD.
ROGUE RIVER, OR 97537

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

JAMES LAWRENCE PRESTON
145 SYKES CREEK RD.
ROGUE RIVER, OR 97537

Escrow No. MT67190-SM

STATUTORY WARRANTY DEED

WAYNE R. SIMONIS and ERNESTINE C. SIMONIS, as tenants by the entirety, Grantor(s) hereby convey and warrant to **JAMES LAWRENCE PRESTON**, 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 **\$9,000.00**.

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 20th day of October, 2004.

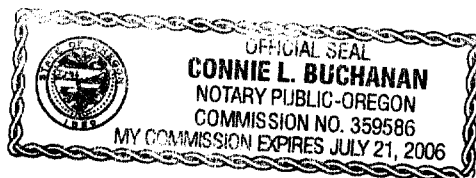
Wayne R. Simonis
WAYNE R. SIMONIS
 Ernestine C. Simonis
ERNESTINE C. SIMONIS

State of Oregon
County of Union

This instrument was acknowledged before me on OCTOBER 20th, 2004 by WAYNE R. SIMONIS and ERNESTINE C. SIMONIS.

Connie L. Buchanan
(Notary Public for Oregon)

My commission expires 7-21-06



2600 AM

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in Section 10, Township 35 South, Range 11 East of the Willamette Meridian, in the County of Klamath and State of Oregon described as follows:

Beginning at the Southeast corner of the Northwest one-quarter of the Northeast one-quarter of said Section; thence South 29 degrees 22' 48" West a distance of 954.34 feet to an angle corner in the boundary line of a tract of land described as Parcel II in a Contract to Len K. Osborn recorded October 21, 1977 in M77 page 20282, Deed Records; thence South 04 degrees 53' 43" East along the boundary line of said Osborn tract a distance of 1,005.07 feet to the most Southerly Southwest corner thereof; thence North 88 degrees 12' 19" East along the Southerly line of said Osborn tract a distance of 1,045.42 feet to an intersection with the centerline of an existing Indian Service Road; thence along the centerline of said road on a non-tangent curve to the right, having a radius of 1,800.00 feet and a central angle of 26 degrees 14' 12", (the radial point bears North 88 degrees 12' 19" East), a distance of 842.56 feet; thence continuing along said centerline, North 24 degrees 26' 31" East a distance of 609.88 feet to the most Easterly corner of said Osborn tract; thence North 67 degrees 34' 10" West along the boundary line of said Osborn tract a distance of 1,163.24 feet to the point of beginning. SAVING AND EXCEPTING any portion lying in the SE1/4 in Section 10, Township 35 South, Range 11 East of the Willamette Meridian.

Tax Account No: 3511-01000-00800-000

Key No: 274768