

04 OCT 25 PM 3:22

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After recording return to:
Douglas D. McInnis
2128 Oregon Avenue
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Douglas D. McInnis
2128 Oregon Avenue
Klamath Falls, OR 97601

File No.: NCS-112462-OR1 (kn)
Date: September 29, 2004

442257

State of Oregon, County of Klamath
Ti Recorded 10/25/04 3:22 p m
Vol M04 Pg 72842-44
Linda Smith, County Clerk
Fee \$ 31.00 # of Pgs 3

STATUTORY WARRANTY DEED

Dale R. Hill and Nancy A. Hill, husband and wife, Grantor, conveys and warrants to **Douglas D. McInnis and Joy M. McInnis, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See attached Exhibit "A"

This property is free from liens and encumbrances except:

Taxes for the fiscal year 2004/2005, a lien due but not yet payable.

Right of way as recorded May 22, 1926 in Volume 69 Page 577, records of Klamath County, Oregon.

Overhang Easement as recorded June 17, 1958 in Volume 300 Page 176, records of Klamath County, Oregon.

Right of way Easement as recorded November 26, 1973 in Volume M73, Page 15377, records of Klamath County, Oregon.

Deed from Joseph T. Riker and Joyce L. Riker to the State of Oregon as recorded November 26, 1973 in Volume M73, Page 15379, records of Klamath County, Oregon.

Well Agreement as recorded July 17, 1984 in Volume M84, Page 12008, records of Klamath County, Oregon.

31 F

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APN:

Statutory Warranty Deed
- continued

File No.: **NCS-112462-OR1 (kn)**
Date: **09/29/2004**

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.

The true consideration for this conveyance is **\$350,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 30 day of September, 2004.

X: [Signature]
Dale R. Hill

X: [Signature]
Nancy A. Hill

STATE OF Oregon)
County of Hamath)ss.

This instrument was acknowledged before me on this 30 day of September, 2004
by **Dale R. Hill and Nancy A. Hill.**

[Signature]
Brenda P. Rodriguez

Notary Public for Oregon
My commission expires: 9-6-05

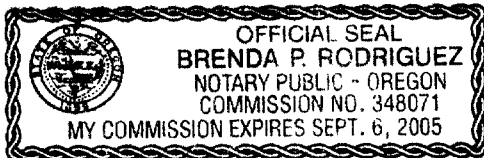


Exhibit "A"

Real property in the County of Klamath, State of Oregon, described as follows:

6360 S. 6th Street

A parcel of land situated in the NE1/4 SW1/4 of Section 1, Township 39 South, Range 9 E.W.M., more particularly described as follows:

Beginning at a point which bears North 0° 51' West 462.3 feet, North 89° 06' East 262.2 feet, and South 46° 09' East 198.4 feet from the Southwest corner of said NE1/4 SW1/4; thence continuing South 46° 09' East, a distance of 106.0 feet to the true point of beginning of this description; thence continuing South 46° 09' East a distance of 124.0 feet to a 5/8" iron pin; thence North 43° 51' East a distance of 384.0 feet to the Southerly right-of-way line of the Klamath Falls-Lakeview Highway, 30 feet Southwesterly at right angles from its center-line; thence North 46° 09' West along said right-of-way line, a distance of 124.0 feet to a 1/2" iron pin; thence South 43° 51' West a distance of 384.0 feet, more or less, to the point of beginning.

LESS AND EXCEPTING portion heretofore conveyed to State of Oregon, by and through its Department of Transportation, Highway Division, by deed recorded in Volume M73 Page 15379, records of Klamath County, Oregon.

Tax Parcel Number: 508114 and P844402