



1 **State of Oregon, County of Klamath**
 Recorded 11/03/04 2:29 p m
 Vol M04 Pg 75505-07
 Linda Smith, County Clerk
 Fee \$ 31⁰⁰ # of Pgs 3

After recording return to:
 Kenneth D. Kleinsasser and Wanda J. Kleinsasser
 11443 Buesing Road
 Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:
 Kenneth D. Kleinsasser and Wanda J. Kleinsasser
 11443 Buesing Road
 Klamath Falls, OR 97603

File No.: 7021-468554 (SAC)
 Date: October 28, 2004

STATUTORY WARRANTY DEED

William F. Beasley and Shirley I. Beasley, Grantor, conveys and warrants to **Kenneth D. Kleinsasser and Wanda J. Kleinsasser as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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 **\$250,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 2 day of Nov, 2004

31E

EXHIBIT A**LEGAL DESCRIPTION:**

All that part of the N 1/2 SE 1/4 of Section 33, Township 40 South, Range 10 East of the Willamette Meridian, lying North of the U.S.R.S. "C" Canal, in the County of Klamath, State of Oregon.

And also the following Parcel: Beginning at the intersection of the West boundary of the SE 1/4 of said Section 33 and the South Boundary of U.S.R.S. "C" Canal; thence South, along said West boundary 296.0 feet; thence South 88°26' East, along an existing fence line, 416.2 feet; thence leaving said fence, North 72°18' East 591 feet, more or less to the South boundary of the U.S.R.S. "C" Canal; thence Northwesterly along said Canal boundary to the point of beginning.

Together with that portion of the NE 1/4 SW 1/4 of of Section 33, Township 40 South, Range 10 East of the Willamette Meridian, lying North of the U.S.R.S. "C" Canal.

Unofficial Copy