

04 NOV 10 PM 11:33



After recording return to:
James C. Marsden and Robin L.
Marsden

1492 Lakeshore Dr
K. Falls, OR 97124

Until a change is requested all tax statements
shall be sent to the following address:
James C. Marsden and Robin L.
Marsden

SAME

File No.: 7021-473076 (SC)
Date: November 03, 2004

Vol M04 Page 77440

State of Oregon, County of Klamath

Recorded 11/10/04 11:33 a m
Vol M04 Pg 7740-42
Linda Smith, County Clerk
Fee \$ 31.00 # of Pgs 3

STATUTORY WARRANTY DEED

James Patrick O'Shea, Grantor, conveys and warrants to **James C. Marsden and Robin L. Marsden 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 **\$135,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 03 day of Nov., 20 04

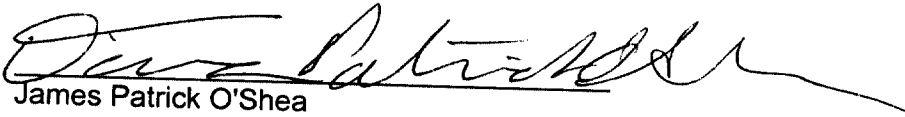
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APN: R441016

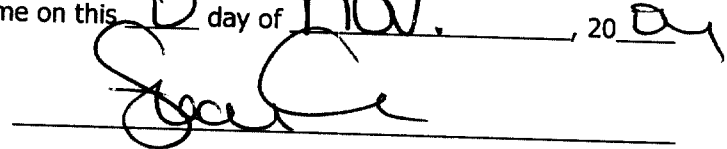
Statutory Warranty Deed
- continued

File No.: 7021-473076 ()
Date: 11/03/2004


James Patrick O'Shea

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 8 day of Nov., 2004
by **James Patrick O'Shea**.


Notary Public for Oregon
My commission expires: 8-2007



APN: R441016

Statutory Warranty Deed
- continued

77442

File No.: 7021-473076 ()
Date: 11/03/2004

EXHIBIT A

LEGAL DESCRIPTION:

ALSO DESCRIBED AS FOLLOWS: All that real property situated in Klamath County, State of Oregon, described as: Beginning at a point in the SW 1/4 NW 1/4 of Section 27 Township 38 South, Range 9 E.W.M. which point is the intersection of the center line of the Old Fort Klamath Road and the North line of Vista Gardens, and which point of beginning is North 670 feet and South 89°42' East, 188 feet, more or less, from the quarter corner common to Sections 27 and 28 of said Township and Range; thence South 89°42' East 466 feet, more or less, to the Northeast corner of Vista Gardens; thence North 0°09' East 633 feet, more or less, to the centerline of Old Fort Road; thence South 32°49' West along the centerline of said road 463.5 feet; thence continuing along said centerline, South 41°55' West 324 feet, more or less, to the point of beginning. Together with a 1973 GNTRY Manufactured home, plate # X95750, Serial # N3122S4869.