

04 NOV 10 PM 3:11

MTT - 65418W

Vol M04 Page 77638

RECORDING COVER SHEET

THIS COVER SHEET HAS BEEN PREPARED BY THE
PERSON PRESENTING THE ATTACHED INSTRUMENT
FOR RECORDING. ANY ERRORS IN THIS COVER SHEET
DO NOT AFFECT THE TRANSACTION(S) CONTAINED
IN THE INSTRUMENT ITSELF.

State of Oregon, County of Klamath

Recorded 11/10/04 3:11 p m

Vol M04 Pg 77638-46

Linda Smith, County Clerk

Fee \$ 31.00 # of Pgs 3

After Recording Return To:

Cory Turner
21051 Paygr Rd.
Malin, OR 97632

1. Name(s) of the Transaction(s):

Warranty Deed

2. Direct Party (Grantor):

Samuel Winfred Prescott

3. Indirect Party (Grantee):

Cory L. and Danielle Turner

4. True and Actual Consideration Paid:

88992.00

5. Legal Description:

See attached

3/00
wm

WARRANTY DEED

WINFRED

CORY

~~WINFRED~~ SAMUEL WINFRED-PRESCOTT, Grantor, conveys and warrant to ~~CORY~~ COREY L. TURNER and DANIELLE TURNER, husband and wife, grantees, the following described real property all in Klamath County, Oregon, free of encumbrances except as specifically set forth herein:

PARCEL 1:

The Southwest one-quarter of the Northwest one-quarter of Section 4, Township 41 South, Range 12 East of the Willamette Meridian,

EXCEPT the Easterly 136 feet thereof;

ALSO EXCEPTING that portion lying within Transformer Road.

PARCEL 2:

The Southeast one-quarter of the Northeast one-quarter of Section 5, Township 41 South, Range 12 East of the Willamette Meridian,

EXCEPTING that portion lying within Transformer Road.

Subject to and excepting:

1. Any additional tax that may be levied due to the land being disqualified for special assessment, including penalties;
2. Statutory powers of the Shasta View Irrigation District, including the power of assessment and easements in favor thereof;
3. The rights of the public in and to any portion of the premises lying within the limits of streets, roads or highways;
4. Easement in favor of the California Oregon Power Company, including the terms and provisions thereof recorded at vol. 127, page 26, Deed Records, Klamath county, Oregon;
5. Easement in favor of the California Oregon Power Company, including the terms and provisions thereof recorded at vol. 221, page 43, Deed Records, Klamath county, Oregon;
6. Easement in favor of the California Oregon Power Company, including the terms and provisions thereof recorded at vol. 254, page 692, Deed Records, Klamath county, Oregon;
7. Easement in favor of Shasta View Irrigation District, including the terms and provisions thereof recorded at M73, page 10328, microfilm records of Klamath County, Oregon;
8. Easement in favor of Shasta View Irrigation District, including the terms and provisions thereof recorded at M73, page 10348, microfilm records of Klamath County, Oregon;
9. Easement in favor of Shasta View Irrigation District, including the terms and provisions thereof recorded at M73, page 10352, microfilm records of Klamath County, Oregon;

10. Easement in favor of Shasta View Irrigation District, including the terms and provisions thereof recorded at M73, page 10516, microfilm records of Klamath County, Oregon;

The true and actual consideration for this conveyance is \$88,992.00.

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.

Until a change is requested, all tax statements shall be sent to:

21051. Paygr Rd
Malin, OR 97632

DATED this 10 day of November 2004.

Samuel Winfred Prescott
 Samuel Winfred Prescott
 WINFRED

STATE OF OREGON)
) ss.
 County of Klamath)

The foregoing instrument was acknowledged before me this 10 day of November, 2004 by Samuel Winfred Prescott.
 WINFRED

Lisa Weatherby
 Notary Public for Oregon

