

04 NOV 12 PM 3:23

MT6-67250 TM



Vol M04 Page 78075

State of Oregon, County of Klamath  
Recorded 11/12/04 3:23 p m  
Vol M04 Pg 78075-76  
Linda Smith, County Clerk  
Fee \$ 26<sup>00</sup> # of Pgs 2

THIS SPACE RESER

After recording return to:  
CODY L. HARTLEY  
4340 DENVER AVENUE  
KLAMATH FALLS, OR 97603

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

CODY L. HARTLEY  
4340 DENVER AVENUE  
KLAMATH FALLS, OR 97603

Escrow No. MT67250-TM

**STATUTORY WARRANTY DEED**

**WILLIS W. COLPITTS and TERESA M. COLPITTS, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **CODY L. HARTLEY and LACIE J. MCCOLLOUGH, with the rights of survivorship**, 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 **\$135,000.00**.

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 10 day of November, 2004

Willis W. Colpitts  
WILLIS W. COLPITTS

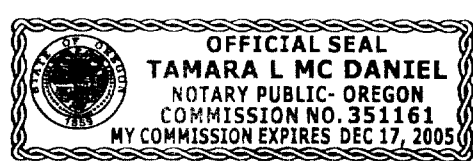
Teresa M. Colpitts  
TERESA M. COLPITTS

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Nov 10, 2004 by WILLIS W. COLPITTS and TERESA M. COLPITTS.

Tamara L. McDaniel  
(Notary Public for Oregon)

My commission expires 12/17/05



260 am

78076

EXHIBIT "A"  
LEGAL DESCRIPTION

A parcel of land situated in the N1/2 SW1/4 NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the Southerly boundary of Denver Avenue, from which the monument marking the Northwest corner of said Section 11, bears South 89° 58' 50" West 552.6 feet and North 00° 13' 30" West 1692.5 feet distance; thence North 89° 58' 50" East, along said Southerly boundary of Denver Avenue 127.5 feet to a 5/8 inch aluminum capped monument; thence South 00° 07' East 302.0 feet to a 5/8 inch aluminum capped monument; thence South 89° 56' 20" West 126.7 feet; thence North 00° 15' 30" West 302.05 feet to the point of beginning.

Tax Account No: 3909-011BC-02200-000

Key No: 551423