

04 NOV 18 PM 3:10



MTT-47388 TM

Vol M04 Page 79637

State of Oregon, County of Klamath
Recorded 11/18/04 3:10 p m
Vol M04 Pg 79637-38
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

THIS SPACE RESERVE

After recording return to:

DONALD WILLIAM KRAUSS

~~3042 LAVERNE AVE~~ 5703 Harlan

KLAMATH FALLS, OR 97603

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

DONALD WILLIAM KRAUSS

~~3042 LAVERNE AVE~~ 5703 Harlan

KLAMATH FALLS, OR 97603

Escrow No. MT67388-TM

STATUTORY WARRANTY DEED

BRENDA GAY HARTMAN, Grantor(s) hereby convey and warrant to DONALD ~~WILLIAM~~^{W.} KRAUSS and AMANDA S. MARTINKO, as tenants by the entirety, 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 \$125,000.00.

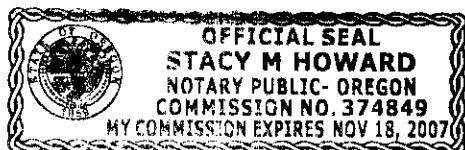
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 17 day of November 2004

BRENDA GAY HARTMAN

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on NOV 17, 2004 by BRENDA GAY HARTMAN.



Stacy M. Howard
(Notary Public for Oregon)

My commission expires 11/18/2007

260 am

EXHIBIT "A"
LEGAL DESCRIPTION

That portion of Tracts 21 and 22 of HOMEDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of Tract 22 of HOMEDALE, thence South 66 degrees East along the Northerly line of Harlan Drive, a distance of 83.18 feet; thence North parallel to the West line of said Tract 22 a distance of 99.00 feet to iron pin; thence East parallel to the North line of said Tract 22 a distance of 60.00 feet, more or less, to the East line of property conveyed to Joseph T. Meador, et ux, by deed recorded on page 290 of Volume 314, Deed Records of Klamath County, Oregon; thence North along said East line a distance of 145.67 feet to the Northeast corner of said parcel of land; thence West along the North line of Tract 21 a distance of 136.62 feet to the Northwest corner of said Tract 21; thence South along the West line of Tracts 21 and 22 to the place of beginning.

Tax Account No.: 3909-011AD-05400-000

Key No.: 550004