



State of Oregon, County of Klamath
 Recorded 11/19/2004 3:44 p m
 Vol M04 Pg 80070-72
 Linda Smith, County Clerk
 Fee \$ 31.00 # of Pgs 3

After recording return to:
 Larry D. Tice
 775 26 Road
 Grand Junction, CO 81506

Until a change is requested all tax statements
 shall be sent to the following address:
 Larry D. Tice
 775 26 Road
 Grand Junction, CO 81506

File No.: 7021-466297 (SAC)
 Date: November 18, 2004

STATUTORY WARRANTY DEED

William T. Lux and Marilyn J. Lux as tenants by the entirety, Grantor, conveys and warrants to **Larry D. Tice**, 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 **\$297,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 19 day of NOV, 2004

80071

APN: 421537

Statutory Warranty Deed
- continued

File No.: 7021-466297 (SAC)
Date: 11/18/2004

William T. Lux
William T. Lux

Marilyn J. Lux
Marilyn J. Lux
by William T. Lux
ITTY. In fact

STATE OF Oregon)
County of Klamath)ss.

This instrument was acknowledged before me on this 19 day of Nov., 2004
by **William T. Lux and Marilyn J. Lux.**

Stacy Collins
Notary Public for Oregon
My commission expires: 8/20/07



80072

APN: 421537

Statutory Warranty Deed
- continued

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EXHIBIT A

LEGAL DESCRIPTION:

That certain property situated in the S1/2 SW1/4 of Lot 6, Section 12, Township 38 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows and as shown on Property Line Adjustment 9-95:

Commencing at the center quarter corner as per CS No. 471, thence South 00°10'37" West 653.16 feet; thence North 89°32'23" West 914.77 feet; thence South 17°24'31" East 350.98 feet; thence North 89°36'37" West 677.96 feet to a point which is the true point of beginning; thence South 24°06'06" East 199.66 feet; thence North 89°36'20" West 281.55 feet to a point on the Westerly boundary of Lot 6; thence North along said Westerly boundary North 24°06'06" West 127.04 feet; thence North 72°05'20" East 210.37 feet; thence South 89°36'37" East 51.72 feet to the true point of beginning.