

04 NOV 23 PM 3:21

MTT - 67454 MS



Vol M04 Page 80905

State of Oregon, County of Klamath
Recorded 11/23/04 3:21 p m
Vol M04 Pg 80905-986
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

THIS SPACE RES

After recording return to:
Richard J. Price
2629 Kane Street
Klamath Falls, OR 97603

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

Richard J. Price
2629 Kane Street
Klamath Falls, OR 97603

Escrow No. MT67454-MS

STATUTORY WARRANTY DEED

Louise A. Holst, Grantor(s) hereby convey and warrant to **Richard J. Price and Laurel D. Price**, 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 **\$119,000.00**.

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.

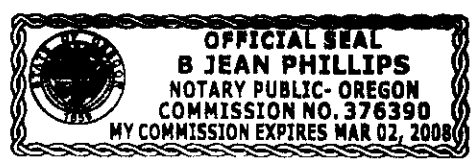
Dated this 22 day of November 2004

Louise A. Holst
Louise A. Holst

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 11-22, 2004 by Louise A. Holst.

B. Jean Phillips
(Notary Public for Oregon)
My commission expires 3-2-08



2600 am

80906

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of Lot 16 of BAILEY TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at the Northwest corner of said Lot 16; thence North 89° 52' East along the Northerly line of said Lot a distance of 154.275 feet; thence in a Southerly direction on a line which is parallel with the West line of said Lot a distance of 66.5 feet; thence Westerly along a line which is parallel with the North line of said Lot a distance of 154.275 feet to the West line of said Lot; thence Northerly along the said West line of said lot a distance of 66.5 feet to the point of beginning.

Tax Account No: 3909-002DC-02500-000

Key No: 522553