

04 NOV 29 PM 3:28

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After recording return to:
Richard C. Maggard
39520 Dusty Lane
Chiloquin, OR 97624

Until a change is requested all tax statements
shall be sent to the following address:
Richard C. Maggard
39520 Dusty Lane
Chiloquin, OR 97624

File No.: 7021-449327 (SAC)
Date: November 23, 2004

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath
Recorded 11/29/2004 3:28 P m
Vol M04 Pg 81933-35
Linda Smith, County Clerk
Fee\$ 31.00 # of Pgs 3

STATUTORY WARRANTY DEED

Frank L. Montoya and Eva Montoya, as tenants by the entirety, Grantor, conveys and warrants to **Richard C. Maggard**, 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 **\$262,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 24 day of Nov., 2004

31F

81935

APN: **R210391**

Statutory Warranty Deed
- continued

File No.: **7021-449327 (SAC)**
Date: **11/23/2004**

EXHIBIT A

LEGAL DESCRIPTION:

A parcel of land situated in Lot 3 and Lot 6 of Block 1 of TRACT 1118, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, also being in the SE 1/4 NW 1/4 of Section 36, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of said Lot 3; thence North 89°55'37" West, along the South line of said Lot 3, 355.35 feet; thence North 50°06'19" West 706.16 feet to the Southwest corner of said Lot 6; thence North, along the West line of said Lot 6, 613.45 feet, more or less, to a point 485.00 feet South of the Northwest corner of said Lot 6; thence East, parallel to the North line of said Lot 6; 897.83 feet to a point on the East line of said Lot 6; thence South 00°02'14" West 613.45 feet to the Easterly corner common to said Lots 3 and 6; thence continuing South 00°02'14" West 453.37 feet to the point of beginning, with bearings based on the plat of said TRACT 1118.