

04/10/04 08:42

Vol M04 Page 82602



State of Oregon, County of Klamath  
Recorded 11/30/04 3:42 p m  
Vol M04 Pg 82602-4  
Linda Smith, County Clerk  
Fee \$ 3.00 # of Pgs 3

After recording return to:  
Joseph Alves  
17000 West Langell Valley Road  
Bonanza, OR 97623

Until a change is requested all tax statements  
shall be sent to the following address:  
Joseph Alves  
17000 West Langell Valley Road  
Bonanza, OR 97623

File No.: 7021-431306 (SAC)  
Date: November 11, 2004

### STATUTORY WARRANTY DEED

**Helen Cahill, Trustee of the Helen Cahill Trust**, Grantor, conveys and warrants to **Joseph Alves, Jr. and Glenda Ruth Alves, as tenants by the entirety**, 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 **\$600,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 22 day of Nov, 2004

31F

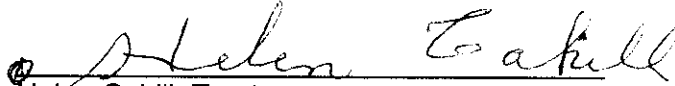
82603

APN: 629966

Statutory Warranty Deed  
- continued

File No.: 7021-431306 (SAC)  
Date: 11/11/2004

Helen Cahill, Trustee of the Helen Cahill  
Trust

  
Helen Cahill, Trustee

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 11 day of Nov, 2004  
by as of Helen Cahill, Trustee of the Helen Cahill Trust, on behalf of the .

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



APN: 629966

Statutory Warranty Deed  
- continuedFile No.: 7021-431306 (SAC)  
Date: 11/11/2004**EXHIBIT A****LEGAL DESCRIPTION:**

Those parts of the NE1/4 and the NW1/4 lying Southerly and Westerly from the Lost River Diversion Channel deeded to the U.S.A. in Deed Book 254 Page 181.

Also, the E1/2 SW1/4 SW1/4, the SE1/4 SW1/4, and the part of the SE1/4 lying Southerly and Westerly of the Lost River Diversion Channel conveyed to the U.S.A. in Deed Book 254 Page 181.

Also, the N1/2 SW1/4, and the W1/2 SW1/4 SW1/4.

All in Section 24 Township 40 South Range 13 East of the Willamette Meridian.

EXCEPTING from the above parcels the strips along the North and South boundaries of said Section 24 deeded to Klamath County for road right-of-way in Deed Book 104 Page 624 and Deed Book 227 Page 141, records of Klamath County, Oregon