

09 NOV 30 4:43

Vol M04 Page 82611



After recording return to:
Jared W. Gettman
1855 Birch Street
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Jared W. Gettman
1855 Birch Street
Klamath Falls, OR 97601

File No.: 7021-483567 (SAC)
Date: November 24, 2004

State of Oregon, County of Klamath
Recorded 11/30/04 3:43 p m
Vol M04 Pg 82611-13
Linda Smith, County Clerk
Fee \$ 3.00 # of Pgs 3

STATUTORY WARRANTY DEED

Thomas J. Prosser, Grantor, conveys and warrants to **Jared W. Gettman**, 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 **\$146,800.00**. (Here comply with requirements of ORS 93.030)

Dated this 26 day of November, 2004.

31F.


APN: 173038

Statutory Warranty Deed
- continued

82612

File No.: 7021-483567 (SAC)

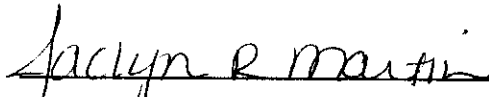
Date: 11/24/2004



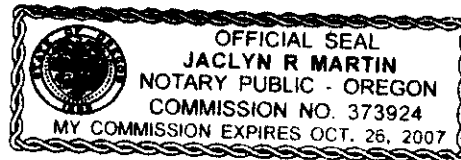
Thomas J. Prosser

STATE OF Oregon)
)ss.
County of ~~Klamath~~ marion)

This instrument was acknowledged before me on this 21st day of November, 2004
by **Thomas J. Prosser**.



Notary Public for Oregon
My commission expires: 10.26.07



APN: 173038

Statutory Warranty Deed
- continuedFile No.: 7021-483567 (SAC)
Date: 11/24/2004**EXHIBIT A****LEGAL DESCRIPTION:**

A parcel of land situate in Block 24 ELDORADO HEIGHTS ADDITION to the City of Klamath Falls and being more particularly described as follows: Beginning at the West most corner of Lot 7 Block 24, ELDORADO HEIGHTS ADDITION to the City of Klamath Falls, Oregon, said corner being on the Southeasterly right of way of Birch Street and from which the Northwest corner of said Block 24 bears North 40°20'30" East 129.10 feet distant; thence along said Southeasterly right of way line of Birch Street, North 40°20'30" East 71.10 feet; thence South 40°39'30" East 124.32 feet; thence South 15°45'10" West 85.19 feet, more or less, to the Northeasterly corner of Lot 10, Block 24; thence along the Northeasterly line of lots 9 and 10, on a 6°36'40" curve to the left, 105.00 feet to the beginning of said curve; thence continuing along said Northeasterly line of Lot 9 and Lot 8, Block 24, North 40°45' West 55.00 feet, more or less, to the point of beginning.