



MTT-66707 LW

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State of Oregon, County of Klamath  
 Recorded 12/03/04 11/14 m  
 Vol M04 Pg 83144  
 Linda Smith, County Clerk  
 Fee \$ 26<sup>00</sup> # of Pgs 2

After recording return to:

DAVID ARCHER138 ROXIE CT.RIPON, CA 95366

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

DAVID ARCHER138 ROXIE CT.RIPON, CA 95366

Escrow No. MT66707-LW

**STATUTORY WARRANTY DEED**

**MILIVOJE MILOJKOVICH**, Grantor(s) hereby convey and warrant to **DAVID ARCHER and PAULINE DELANO, 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:

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

That portion of the SE1/4 NW1/4 of Section 31, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point from which the center 1/4 corner of Section 31 bears South 89° 39' 59" East 57.66 feet, being the Southeast corner of Minor Land Partition No. 44-89; thence running North 89° 39' 59" West 660.00 feet to a point on the Easterly right-of-way line of Modoc Point Road; thence along said right-of-way North 00° 16' 18" East 75.63 feet to a point (road centerline station 1469 + 75.60); thence along the arc of a curve to the left (radius = 2894.79 feet central angle = 5° 57' 10") a distance of 300.76 feet to the Southwest corner of Parcel 2 of Minor Land Partition No. 44-89 and the TRUE POINT OF BEGINNING of the parcel herein described; thence continuing along the Easterly right-of-way of Modoc Point Road and along the arc of a curve left (radius = 2894.79 feet, central angle = 0° 07' 19") 6.15 feet; thence continuing along the Easterly right-of-way of Modoc Point Road 309.85 feet to a point which is the Northwest corner of said Parcel 2 of Minor Land Partition No. 44-89; thence North 88° 23' 50" East 336.05 feet to a point; thence North 6° 51' 56" West 61.65 feet; thence South 88° 44' 31" East 314.28 feet to a point which is the Northeast corner of said Parcel 2 of Minor Land Partition No. 44-89; thence South 04° 45' 10" East 360.47 feet to a point which is the Southeast corner of said Parcel 2 of Minor Land Partition No. 44-89; thence South 88° 18' 51" West 640.92 feet to the true point of beginning.

Said parcel is also known as Parcel 2 of Minor Land Partition No. 44-89.

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 **\$63,000.00**.

*2600*  
*mm*

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 29 day of NOVEMBER, 04

*Milivoje Milojkovic*  
MILIVOJE MILOJKOVICH

State of Oregon  
County of KLAMATH precion

This instrument was acknowledged before me on Nov 29, 2004 by MILIVOJE MILOJKOVICH.



*Gerry B-Morgan*  
(Notary Public)  
My commission expires 1-29-06