



After recording return to:

Cheryl Chatburn-Ross

~~431 North 9th Street~~

Klamath Falls, OR 97601

5302 valleywood Dr.

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

Cheryl Chatburn-Ross

~~431 North 9th Street~~

Klamath Falls, OR 97601

same

File No.: 7021-477643 (SAC)

Date: December 01, 2004

State of Oregon, County of Klamath

Tr Recorded 12/03/04 3:31 P m

Vol M04 Pg 83267-69

Linda Smith, County Clerk

Fee \$ 3/00 # of Pgs 3

STATUTORY WARRANTY DEED

Michael C. Limb and Laura D. Limb as tenants by the entirety, Grantor, conveys and warrants to **Cheryl Chatburn-Ross**, 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.

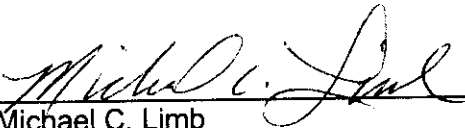
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO 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 **\$115,000.00**. (Here comply with requirements of ORS 93.030)

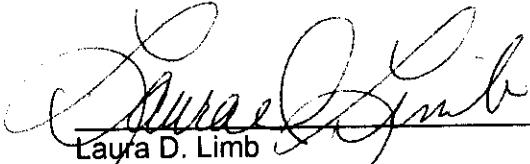
Dated this 3 day of Dec, 2004

APN: 369381

Statutory Warranty Deed
- continuedFile No.: 7021-477643 (SAC)
Date: 12/01/2004



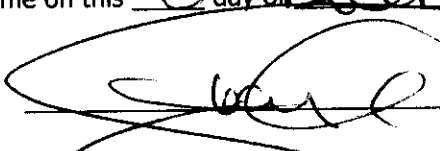
Michael C. Limb



Laura D. Limb

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this _____ day of _____, 20____
by **Michael C. Limb and Laura D. Limb.**



Notary Public for Oregon
My commission expires: 8-07



APN: **369381**Statutory Warranty Deed
- continuedFile No.: **7021-477643 (SAC)**
Date: **12/01/2004****EXHIBIT A****LEGAL DESCRIPTION:**

That portion of Lots 5 and 6 in Block 51 of Nichols Addition to the City of Klamath Falls, Oregon, and of Jefferson Street, described as follows:

Beginning at a point 560 feet North 51°15' West of a point 60 feet North 38°45' East of the Northeast corner of Block 12 Original Town of Klamath Falls, Oregon; thence North 51°15' West 56 feet; thence North 38°45' East 80 feet; thence South 51°15' East 56 feet; thence South 38°45' West 80 feet to the point of beginning.