

MT6- 67500 SM

Vol M04 Page 83516



State of Oregon, County of Klamath
 Recorded 12/06/04 3:26 p m
 Vol M04 Pg 83516-17
 Linda Smith, County Clerk
 Fee \$ 26.00 # of Pgs 2

THIS SPACE RESER

After recording return to:

RACHEL L. WEGNER

301 Front Street
Klamath Falls, OR 97601

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

RACHEL L. WEGNER

301 Front Street
Klamath Falls, OR 97601

Escrow No. MT67500-SM

STATUTORY WARRANTY DEED

ROSA D. FUNNAMARK, Grantor(s) hereby convey and warrant to **RACHEL L. WEGNER**, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 **\$136,000.00**.

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 6th day of December, 2004

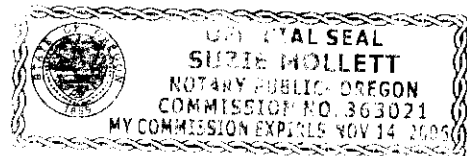
Rosa D. Funnamark
 ROSA D. FUNNAMARK

State of Oregon
 County of KLAMATH

This instrument was acknowledged before me on Dec. 6, 2004 by ROSA D. FUNNAMARK.

Suzie Mollett
 (Notary Public for Oregon)

My commission expires 11/14/2006



2600
 amt

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 14 and Lot 15, Block 47, BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPT that portion of Lot 15, described as follows:

Commencing at a point on the Westerly line of Angle Street which is 60 feet Southerly from the NE corner to said lot; thence Westerly parallel with the North line of said lot, 60.5 feet; thence Westerly parallel with the South line of said Block, 98 feet, more or less, to the West line of said Lot 15; thence North along the lot line of the NW corner of said Lot; thence Easterly along the alley line to the NE corner of said Lot; thence South along the lot line, 60 feet to the point of beginning.

Tax Account No: 3809-030AB-03100-000

Key No: 184231