

MT6 - 67700 SH

Vol M04 Page 83548



State of Oregon, County of Klamath  
Recorded 12/06/04 2:26 p m  
Vol M04 Pg 83548-49  
Linda Smith, County Clerk  
THIS SPACE RESER Fee \$ 26<sup>00</sup> # of Pgs 2

After recording return to:  
JED S. ETTERS

P.O. Box 954  
Klamath Falls, OR 97601

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

JED S. ETTERS  
P.O. Box 954  
Klamath Falls, OR 97601

Escrow No. MT67700-SH

### STATUTORY WARRANTY DEED

**JAMES BOYD, AS TRUSTEE IN TRUST FOR THE TKR TRUST**, Grantor(s) hereby convey and warrant to **JED S. ETTERS**, 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 **\$230,000.00**.

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 16 day of December, 2004

THE TKR TRUST

BY: [Signature]  
JAMES BOYD, TRUSTEE

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Dec 6, 2004 by JAMES BOYD, AS TRUSTEE IN TRUST FOR THE TKR TRUST.



[Signature]  
(Notary Public)  
My commission expires 11/18/2007

2:00 am

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

**83549**

A parcel located in Block 92 of "KLAMATH ADDITION" to the City of Klamath Falls, Township 38 South, Range 9 East, Section 32 of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Lots 1, 2, 9, 10, the Northerly 27.00 feet of Lots 3 and 8 and that portion of the vacated alleyway per City Ordinance No. 6440 that lies between said Lots in Block 92 of "KLAMATH ADDITION" to the City of Klamath Falls.

Tax Account No:	3809-032AD-10600-000	Key No:	477111
Tax Account No:	3809-032AD-10700-000	Key No:	477120
Tax Account No:	3809-032AD-11000-000	Key No:	477157