

04 DEC 8 PM 3:10

mtc - U1573 TM

Vol M04 Page 84250

State of Oregon, County of Klamath
Recorded 12/08/04 3:10 P m
Vol M04 Pg 84250-52
Linda Smith, County Clerk
Fee \$ 31.00 # of Pgs 3

RECORDING COVER SHEET

ALL TRANSACTIONS, PER ORS 205.234

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON
PRESENTING THE ATTACHED INSTRUMENT FOR
RECORDING. ANY ERRORS IN THIS COVER SHEET
DO NOT AFFECT THE TRANSACTION(S) CONTAINED
IN THE INSTRUMENT ITSELF.

AFTER RECORDING RETURN TO

name and address of the person authorized to receive the
instrument after recording, as required by ORS 205.180(4)
and ORS 205.238.

ERIC AND NIKKI DUARTE
PO BOX 231
BEATTY, OR 97621

1. **NAME(S) OF THE TRANSACTION(S)**, described in the attached instruments and required by ORS 205.234(a).
Note: Transaction as defined by ORS 205.010 "means any action required or permitted by law to be recorded including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property."

STATUTORY WARRANTY DEED

2. **DIRECT PARTY**, name(s) of the person(s) described in ORS 205.125(1)(b) or
GRANTOR, as described in ORS 205.160.

DONNA J. MCINTOSH

3. **INDIRECT PARTY**, name(s) of the person(s) described in ORS 205.125(1)(a) or
GRANTEE, as described in ORS 205.160.

ERIC DUARTE AND NIKKI DUARTE, AS TENANTS BY THE ENTIRETY

4. **TRUE AND ACTUAL CONSIDERATION PAID** for instruments conveying or contracting to convey fee title to any
real estate and all memoranda of such instruments, reference ORS 93.030.

\$50,500.00

5. **UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING
ADDRESS** for instruments conveying or contracting to convey fee title to any real estate, reference ORS 93.260.

ERIC AND NIKKI DUARTE, PO BOX 231, BEATTY, OR 97621

6. **FULL OR PARTIAL SATISFACTION, IF ANY, OF THE LIEN CLAIM CREATED BY THE ORDER or
WARRANT**, for instruments to be recorded in County Clerk Lien Records, reference ORS 205.125(1)(e).

N/A

7. **THE AMOUNT OF THE CIVIL PENALTY OR THE AMOUNT, INCLUDING PENALTIES, INTEREST AND
OTHER CHARGES, FOR WHICH THE WARRANT, ORDER OR JUDGMENT WAS ISSUED**, for instruments to
be recorded in County Clerk Lien Records, reference ORS 205.125(1)(c) and ORS 18.325.

3/00 am N/A



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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

ERIC DUARTE

PO Box 231

Beatty, OR 97621

Until a change is requested all

tax statements shall be sent to

The following address:

ERIC DUARTE

PO Box 231

Beatty, OR 97621

Escrow No.

MT67573-TM

STATUTORY WARRANTY DEED

DONNA J. MC INTOSH, Grantor(s) hereby convey and warrant to ERIC DUARTE and NIKKI DUARTE, 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:

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 \$50,500.00.

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 7 day of Dec, 04.

Donna J. McIntosh
DONNA J. MC INTOSH

State of Kansas

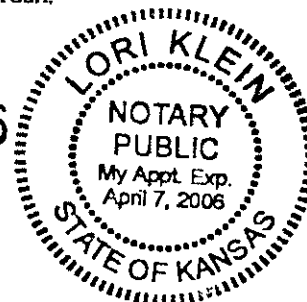
County of Shawnee

This instrument was acknowledged before me on 07 Dec, 2004 by DONNA J. MC INTOSH.

Lori Klein
(Notary Public)

My commission expires

APR 07 2006



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EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the NW1/4 NW1/4 of Section 35, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8" iron pin on the Northerly line of Godowa Springs Road, said point being North 11° 02' 24" East a distance of 4422.31 feet from the iron bolt marking the Southwest corner of said Section 35; thence North 58° 08' East along the Northerly line of said road a distance of 225.00 feet to a 5/8" iron pin; thence North a distance of 104.00 feet to a 5/8" iron pin in a fence line; thence South 82° 18' West along said fence line a distance of 192.83 feet to a 5/8" iron pin; thence South a distance of 196.95 feet, more or less, to the point of beginning.

Tax Account No: 3512-035B0-00300-000

Key No: 293630