

04DEC9 AM10:39

Vol M04 Page 84384



After recording return to:
James F. Prien
7108 Philpott Lane
Bonanza, OR 97623

Until a change is requested all tax statements
shall be sent to the following address:
James F. Prien
7108 Philpott Lane
Bonanza, OR 97623

File No.: 7021-489892 (SAC)
Date: December 07, 2004

State of Oregon, County of Klamath
Recorded 12/09/04 10:39 p m
Vol M04 Pg 84384-86
Linda Smith, County Clerk
Fee \$ 31.00 # of Pgs 3

STATUTORY WARRANTY DEED

Lori M. Gillispie, Grantor, conveys and warrants to **James F. Prien**, 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 **\$169,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 8 day of Dec, 2004

31F

84385

APN: R608195

Statutory Warranty Deed
- continued

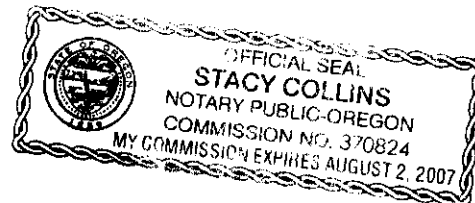
File No.: 7021-489892 (SAC)
Date: 12/07/2004

Lori M. Gillispie
Lori M. Gillispie

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 8 day of Dec, 2004
by **Lori M. Gillispie**.

Stacy Collins
Notary Public for Oregon
My commission expires: 8-2-07



APN: R608195

Statutory Warranty Deed
- continuedFile No.: 7021-489892 (SAC)
Date: 12/07/2004**EXHIBIT A****LEGAL DESCRIPTION:**

A tract of land situated in the SE 1/4 of the NW 1/4 of Section 29, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of the said SE 1/4 of the NW 1/4 said point being South 89°58'36" East 1,319.48 feet and North 00°17'46" East 191.31 feet from the West 1/4 corner of said Section 29; thence North 00°17'46" East along the West line of the SE 1/4 of the NW 1/4 402.78 feet; thence North 48°26'22" East 703.35 feet; thence South 41°33'38" East 300.00 feet; thence South 48°26'22" West 972.11 feet to the point of beginning.