



MTC- 67662 KR

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State of Oregon, County of Klamath
 Recorded 12/23/04 3:15 p m
 Vol M04 Pg 88169
 Linda Smith, County Clerk
 Fee \$ 21.00 # of Pgs 1

THIS SPACE RESERVE

After recording return to:

Steven L. Sheasby

2130 Watson StreetKlamath Falls, OR 97601

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

Steven L. Sheasby

2130 Watson StreetKlamath Falls, OR 97601

Escrow No. MT67662-KR

STATUTORY WARRANTY DEED

Dale S. McDowell Jr. and Pamela J. Schoof, formerly known as Pamela J. McDowell, as tenants in common, Grantor(s) hereby convey and warrant to **Steven L. Sheasby**, 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:

EXHIBIT "A" LEGAL DESCRIPTION

Parcel 2 of Land Partition 11-94, being the NE1/4 SE1/4 NE1/4 of Section 1 and Parcels 1 and 3 of Land Partition 64-92 all situated in the E1/2 NE1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM that portion platted as TRACT NO. 1289 FOURTH ADDITION, EAST HILLS ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No.: 3909-001AD-00100-000

Key No.: 505171

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 **\$735,000.00**.

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 21st day of December, 2004

Dale S. McDowell Jr.
 Dale S. McDowell Jr.

Pamela J. Schoof
 Pamela J. Schoof, formerly known as Pamela J. McDowell

State of Oregon
 County of KLAMATH

This instrument was acknowledged before me on December 21, 2004 by Dale S. McDowell Jr. and Pamela J. Schoof, formerly known as Pamela J. McDowell.



Kristi L. Redd
 (Notary Public)

My commission expires 11/16/2007

2/00 am