

05 JAN 3 PM 12:22

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After Recording Return to:

MATHEW R. SNIPES and RHONA V. SNIPES
9560 Cypress Street
Lakeside, CA 92040

Until a change is requested all tax statements

Shall be sent to the following address:

MATHEW R. SNIPES and RHONA V. SNIPES
Same As Above

State of Oregon, County of Klamath

Recorded 01/03/2005 12:22 p m

Vol M05 Pg 00169

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

1st 500.743
WARRANTY DEED
(INDIVIDUAL)

MARK M ANDREWS, herein called grantor, convey(s) to **MATHEW R. SNIPES and RHONA V. SNIPES, HUSBAND AND WIFE** all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

That certain real property lying in the SE 1/4 of Section 30, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point from which the Southeast corner of Section 30, Township 34 South, Range 7 East of the Willamette Meridian bears South 00° 02' 56" East, a distance of 324.84 feet; thence from said point of beginning North 89° 34' 07" West 636.99 feet; thence North 00° 02' 56" West 489.11 feet; thence South 89° 24' 05" East 637.00 feet; thence South 00° 02' 56" East 487.25 feet to the point of beginning.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$239,000.00**.
(here comply with the requirements of ORS 93.930)

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 12-29-04

Mark M Andrews

MARK M ANDREWS

STATE OF OREGON, County of **Klamath**) ss.

On Dec 29, 04 personally appeared the above named **MARK M ANDREWS** and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00060552

Before me: Adrien Fleek
Notary Public for Oregon
My commission expires: 12-3-06

Official Seal

