

05 JAN 3 2005

MTT-66485 KR

Vol M05 Page 00315



State of Oregon, County of Klamath
Recorded 01/03/2005 3:30 P m
THIS SPA Vol M05 Pg 00315-16
Linda Smith, County Clerk
Fee \$ 26 # of Pgs 2

After recording return to:
Bruce W. Snow
PO Box 294355
Phelan, CA 92329-4355

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

Bruce W. Snow
PO Box 294355
Phelan, CA 92329-4355

Escrow No. MT66485-KR

STATUTORY WARRANTY DEED

Ignacio J. Galvan, Grantor(s) hereby convey and warrant to **Bruce W. Snow and Cathy T. Snow, 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:

EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1:

The NE1/4 of Section 24, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 3612-00000-09800-000 Key No: 353281

PARCEL 2:

All that portion of the W1/2 of the NE1/4 of Section 19, Township 36 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon, lying Northerly of State Highway 140.

Tax Account No: 3613-00000-05000-000 Key No: 359542

PARCEL 3:

The NW1/4 of Section 19, Township 36 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 3613-00000-05100-000 Key No: 359524

PARCEL 4:

All that portion of the W1/2 of the NE1/4 of Section 19, Township 36 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon, lying Southerly of State Highway 140.

Tax Account No: 3613-00000-05200-000 Key No: 359533

PARCEL 5:

The S1/2 SW1/4 SW1/4 of Section 18, Township 36 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon; also described as Government Lot 6 of Section 18, Township 36 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 3613-018C0-00300-000 Key No: 362592

2600
mm

00316

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 **\$228,000.00**.

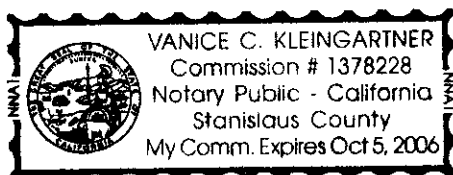
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

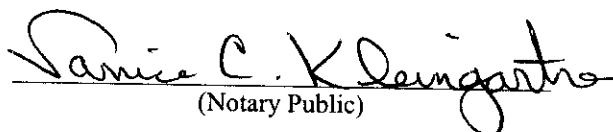
Dated this 30 day of December, 2004.


Ignacio J. Galvan

State of California
County of Stanislaus

This instrument was acknowledged before me on December 30, 2004 by Ignacio J. Galvan.




(Notary Public)

My commission expires 10-5-06