



State of Oregon, County of Klamath
THIS SPACE: Recorded 01/03/2005 3:31 P m
Vol M05 Pg 00334-35
Linda Smith, County Clerk
Fee \$ 26 # of Pgs 2

After recording return to:
JESSE D. SENFF
2839 CREST STREET
KLAMATH FALLS, OR 97603

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

JESSE D. SENFF
2839 CREST STREET
KLAMATH FALLS, OR 97603

Escrow No. MT67721-TM

STATUTORY WARRANTY DEED

GORDON R. SELLARS and KAREN S. SELLARS, as tenants by the entirety, Grantor(s) hereby convey and warrant to **JESSE D. SENFF and STEPHANIE WARD,** 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: ^{with rights of survivorship}

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 **\$239,000.00.**

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 Dec, 2004

Gordon R Sellars
GORDON R. SELLARS

Karen S Sellars
KAREN S. SELLARS

State of Oregon
County of Yamhill

This instrument was acknowledged before me on December 30, 2004 by GORDON R. SELLARS and KAREN S. SELLARS.



Angela M Taft
(Notary Public for Oregon)
My commission expires 7/19/06

2/6/05

00335

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Lot 3 in Block 2 of EASTMOUNT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

A parcel of land being situate in the NE1/4 SW1/4 Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin which lies North 0° 51' West along the 40 line a distance of 462.3 feet and North 89° 09' East a distance of 262.2 feet and South 46° 09' East a distance of 348.0 feet from the iron axle which marks the Southwest corner of the Northeast quarter Southwest quarter of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence; continuing South 46° 09' East a distance of 309.8 feet to an iron pin; thence South 89° 13' West a distance of 252.77 feet to the Southeast corner of a tract conveyed to Joseph T. Riker and wife, by description in Parcel No. 1 of Deed recorded July 24, 1958 in Volume 301, page 253, Deed Records of Klamath County, Oregon; thence North 0° 51' West a distance of 217.5 feet, more or less, to the most Northerly corner of said Riker tract; thence North 89° 09' East a distance of 32.32 feet, more or less, to the point of beginning.

Tax Account No: 3909-001CD-00800-000
Tax Account No.: 3909-001CA-01400-000

Key No: 509275
Key No: 508187