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MT6 - 68001 KR



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State of Oregon, County of Klamath
Recorded 01/11/2005 10:54 a m
Vol M05 Pg 02031
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

After recording return to:

KASHIN, an Oregon limited partnership
20009 Peppermint Falls Road
Jamestown, CA 95327

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

KASHIN, an Oregon limited partnership
20009 Peppermint Falls Road
Jamestown, CA 95327

Escrow No. MT68001-KR

STATUTORY WARRANTY DEED

ERNEST SESSOM, Grantor(s) hereby convey and warrant to **KASHIN, an Oregon limited partnership**, 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:

LEGAL DESCRIPTION

A portion of Lot 1, Block 1, PINNEY'S ACRES, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southwest corner of said Lot 1; thence North 40 degrees 38' 35" East, 311.99 feet to a 5/8 inch iron rod; thence South 89 degrees 21' 15" East, 107.50 feet to a 5/8 inch iron rod; thence South 00 degrees 38' 45" West, 288.78 feet to an iron rod on the South line of said Lot 1; thence North 89 degrees 17' 00" West, along the South line of said lot, 308.03 feet to the point of beginning.

TOGETHER WITH access easement as contained in Warranty Deed, dated January 6, 1981, recorded January 12, 1981, in Volume M81 page 476, Deed Records of Klamath County, Oregon, as follows:

A 30 foot wide strip of land for access lying adjacent to and easterly from the West line of the above described parcel bound on the North and South by the respective North and South property lines of said parcel.

Tax Account No: 2408-036DD-01200-000

Key No: 150614

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: Trust Deed recorded March 17, 1997 in Volume M97, page 7744, Microfilm Records of Klamath County, Oregon in favor of South Valley Bank & Trust who subsequently assigned to the Oregon Department of Veterans Affairs, as Beneficiary. Above-named The true and actual consideration for this conveyance is **\$36,000.00**.

/Grantee hereby agrees to assume and
/pay in full.

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 7th day of January, 2005

Ernest R. Sessom
ERNEST SESSOM



State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Jan 7, 2005 by ERNEST SESSOM.

Kristi L. Redd
(Notary Public for Oregon)
My commission expires 11/16/2007

2/100 Am