

05 JAN 11 PM 3:16

MTZ-67225MS

Vol M05 Page 02112



State of Oregon, County of Klamath
Recorded 01/11/2005 3:16 P m
THIS SPACE RES Vol M05 Pg 02112-13
Linda Smith, County Clerk
Fee \$ 26 # of Pgs 2

After recording return to:

Dave Ragsdale

1258 Buck Island Drive

Klamath Falls, OR 97601

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

Dave Ragsdale

1258 Buck Island Drive

Klamath Falls, OR 97601

Escrow No. MT67225-MS

STATUTORY WARRANTY DEED

Margaret H. Spuller, Grantor(s) hereby convey and warrant to **Dave Ragsdale and Gail Ragsdale, 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:

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 **\$135,000.00**.

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 10 day of January, 2005.

Margaret H Spuller
Margaret H Spuller

516 NE 5th Ave

State of Florida

Delray Beach, FL 33483

County of Palm Beach

This instrument was acknowledged before me on January 10, 2005 by Margaret H. Spuller.

Mary Beth Wells

(Notary Public)

My commission expires _____



Mary Beth Wells

My Commission DD294138

Expires March 09, 2008

260
Am

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 2 of Land Partition No. 14-90, said Land Partition being situated in Governments Lots 18, 19, and 24 of Section 6, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon;

TOGETHER WITH an easement for road and utilities on, over and across the North 30 feet of Parcels 1 and 2 of Land Partition 51-00, and on, over and across the North 30 feet of Parcels 2 and 3 of Land Partition 47-97, said Land Partitions being situated in the N1/2 of Government Lot 23 in Section 6, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, as granted by instrument recorded June 9, 1980 in Volume M80, page 10434, Microfilm Records of Klamath County, Oregon.

AND TOGETHER WITH an easement for vehicular access and public utilities on, over and across the West 30 feet of the North 30 feet of Parcel 3 of Land Partition No. 14-90, said Land Partition being situated in Government Lots 18, 19, and 24 of Section 6, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, as said easement is delineated on the face of said Land Partition 14-90.

Tax Account No: 3507-00600-00501-000

Key No: 888714