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MTZ-68002 KR

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THIS SPACE

State of Oregon, County of Klamath
Recorded 01/11/2005 3:17 P m
Vol M05 Pg 02161-62
Linda Smith, County Clerk
Fee \$ 26 # of Pgs 2

After recording return to:
The Caldwell Family Trust UDA January 5, 1996
7990 Hill Rd.
Klamath Falls, OR 97603

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

The Caldwell Family Trust UDA January 5, 1996
7990 Hill Rd.
Klamath Falls, OR 97603

Escrow No. MT68002-KR

STATUTORY WARRANTY DEED

Kenneth E. Cunard, who acquired title as Kenneth E. Cunnard, Grantor(s) hereby convey and warrant to **Henry J. Caldwell, Jr. & Deborah L. Caldwell, Trustees of The Caldwell Family Trust UDA January 5, 1996**, 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

Parcel 2 of Land Partition 32-01, said Land Partition being situated in the SE1/4 of Section 32 and in the W1/2 SW1/4 of Section 33, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM that portion thereof conveyed to Delbert I. Lewis in Lot Line Adjustment 14-02 by deed recorded December 20, 2002 in Volume M02, page 74599, Microfilm Records of Klamath County, Oregon, described as follows:

A parcel of land situated in the SE1/4 SE1/4 of Section 32, Township 39 South, Range 11 1/2 East of the Willamette Meridian, being a portion of Parcel 2 of Land Partition 32-01 and more particularly described as follows:

Beginning at a point on the South line of the SE1/4 SE1/4 of said Section 32 from which the Southeast corner of said bears North 89° 55' 13" East 1260.44 feet, said point being the most Southern corner common to said Parcel 2 and Parcel 1 of said Land Partition; thence North 00° 05' 47" West 269.00 feet; thence South 11° 39' 11" East 274.58 feet to said South line of Section 32; thence along said South line South 89° 55' 13" West 55.00 feet to the point of beginning with bearings based on Land Partition 32-01.

AND EXCEPTING THEREFROM that portion in Webber Co. Road. 1085.

Tax Account No:	3911-V3200-00700-000	Key No:	616989
Tax Account No:	3911-V3200-00700-000	Key No:	711750
Tax Account No:	3911-V3300-00900-000	Key No:	617041

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 **\$500,000.00**.

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

2100
mm

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 11th day of January 2005.

Kenneth E. Cunard

Kenneth E. Cunard

State of Oregon

County of Klamath

This instrument was acknowledged before me on January 11, 2005 by Kenneth E. Cunard.

Kristi L. Redd

(Notary Public for Oregon)



My commission expires 11/16/2007