



MTT-67486 TM
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Vol M05 Page 03272

State of Oregon, County of Klamath
Recorded 01/14/05 3:36 P M
THIS SPACE Vol M05 Pg 03272-74
Linda Smith, County Clerk
Fee \$ 31 # of Pgs 3

After recording return to:
CHARLES BURY

7677 Lower Lake Rd.
Klamath Falls, OR 97603

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

CHARLES BURY
7677 Lower Lake Rd.
Klamath Falls, OR 97603

Escrow No. MT67486-TM

STATUTORY WARRANTY DEED

MARY HENZEL, AS TO AN UNDIVIDED 1/3 INTEREST; DOROTHY A. MANZ, TRUSTEE UNDER THE MANZ LIVING TRUST, DATED FEBRUARY 23, 1999, AS TO AN UNDIVIDED 1/3 INTEREST; MONA ZUMWALT, AS TO AN UNDIVIDED 1/3 INTEREST, ALL AS TENANTS IN COMMON, Grantor(s) hereby convey and warrant to CHARLES BURY and LYNN BURY, 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:

The S1/2 NE1/4 Section 13, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM those portions lying within the Matney Road and O'Conner Road rights of way.

Tax Account No: 4009-01300-00400-000

Key No: 93749

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 \$220,000.00.

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 11th day of January, 2005.

SIGNED IN COUNTERPART
MARY HENZEL

MANZ LIVING TRUST

BY: SIGNED IN COUNTERPART
DOROTHY A. MANZ, TRUSTEE

Mona Zumwalt
MONA ZUMWALT

State of NEVADA
County of WASHOE

This instrument was acknowledged before me on 1/11/05, 2005 by MARY HENZEL, DOROTHY A. MANZ AS TRUSTEE OF THE MANZ LIVING TRUST and MONA ZUMWALT.

Milda Slapins-Balun
(Notary Public)

My commission expires 7/15/05



MILDA SLAPINS-BALUN
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No. 87-0671-2 - Expires July 15, 2005

3/00
3/00

THIS SPACE RESERVED FOR RECORDER'S USE

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7677 Lower Lake Rd.

Klamath Falls, OR 97603

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Klamath Falls, OR 97603

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Dated this 10th day of January, 2005

SIGNED IN COUNTERPART

MARY HENZEL

MANZ LIVING TRUST

BY: Dorothy A. Manz Trustee

DOROTHY A. MANZ, TRUSTEE

SIGNED IN COUNTERPART

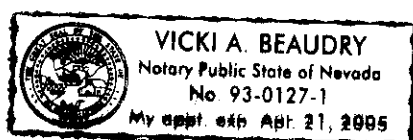
MONA ZUMWALT

State of NEVADA

County of CLARK

This instrument was acknowledged before me on JAN 10th, 2005 by MARY HENZEL, DOROTHY A. MANZ AS TRUSTEE OF THE MANZ LIVING TRUST and MONA ZUMWALT.

Dorothy A. Manz



Vicki A. Beaudry
(Notary Public)

My commission expires 4-21-05

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Klamath Falls, OR 97603

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Dated this 1 day of Jan, 2005

Mary Henzel
MARY HENZEL

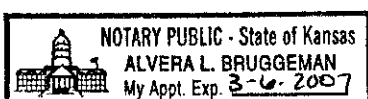
MANZ LIVING TRUST

BY: signed in counterpart
DOROTHY A. MANZ, TRUSTEE

signed in counterpart
MONA ZUMWALT

State of Kansas
County of Decatur

This instrument was acknowledged before me on January 11, 2005 by MARY HENZEL, DOROTHY A. MANZ AS TRUSTEE OF THE MANZ LIVING TRUST and MONA ZUMWALT.



Alvera L. Bruggeman
(Notary Public)

My commission expires 3-6-2007