

05 JAN 19 PM 10:59

MT6-68124 MS

Vol M05 Page 03893



State of Oregon, County of Klamath  
Recorded 01/19/05 10:59 a m  
Vol M05 Pg 03893-94  
Linda Smith, County Clerk  
Fee \$ 26<sup>00</sup> # of Pgs 2

After recording return to:

Jonathan E. Parker

11731 Clovis Court

Klamath Falls, OR 97603

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

Jonathan E. Parker

11731 Clovis Court

Klamath Falls, OR 97603

Escrow No. MT68124-MS

### STATUTORY WARRANTY DEED

**Ronald L. McDaniel and Anita M. McDaniel**, Grantor(s) hereby convey and warrant to **Jonathan E. Parker and Tonna S. Parker, 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 **\$74,900.00**.

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.

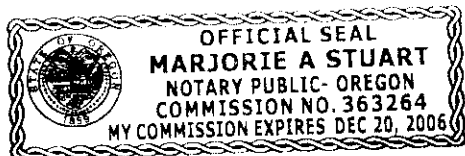
Dated this 18<sup>th</sup> day of Jan, 2005

Ronald L. McDaniel  
Ronald L. McDaniel

Anita M. McDaniel  
Anita M. McDaniel

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 1-18, 2005 by Ronald L. McDaniel and Anita M. McDaniel.



Marjorie A. Stuart  
(Notary Public for Oregon)

My commission expires 12/20/06

2600 an

03894

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot 1, Block 1, PINE GROVE RANCHETTES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM that portion of said Lot 1, Block 1 being more particularly described as follows:

Beginning at the Northwest corner of said Lot 1; thence South  $01^{\circ} 48' 53''$  West along the Westerly boundary of said Lot 1, 170.53 feet; thence South  $72^{\circ} 46' 40''$  East along the Southerly line of said Lot 1, 110.00 feet to the beginning of a curve to the left; thence along the arc of a 270.00 feet radius curve to the left (delta -  $7^{\circ} 00' 11''$  32.98 feet) 33.00 feet to a point on curve; thence leaving said curve and said lot line North  $00^{\circ} 08' 00''$  East 210.74 feet to a point on the North line of said Lot 1; thence North  $89^{\circ} 58' 00''$  West along said lot line 132.20 feet to the point of beginning.

Tax Account No: 3910-009AC-00900-000

Key No: 592834