

NTC-66081

Vol M05 Page 04227



State of Oregon, County of Klamath  
 Recorded 01/20/05 1:42 P m  
 Vol M05 Pg 04227-28  
 Linda Smith, County Clerk  
 Fee \$ 26 # of Pgs 2

After recording return to:

Mark Keith

PO Box 1625

Bend, OR 97709

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

Mark Keith

PO Box 1625

Bend, OR 97709

Escrow No. OM069418GC

### STATUTORY WARRANTY DEED

*JWR* JERRY W. RUSSELL

~~Jerry Russell~~, Grantor(s) hereby convey and warrant to **Mark Keith**, 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 attached Exhibit A for Legal Description

2406-01AA-00400-000

Key No. 696296

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 **\$255,000.00**.

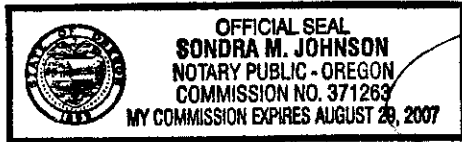
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 29 day of December, 04.

*Jerry W Russell*  
 Jerry Russell

State of OR  
 County of Klamath Lane

This instrument was acknowledged before me on 12-29, 2004 by Jerry Russell.



*Sondra M Johnson*  
 (Notary Public)  
 My commission expires 8/29/07

*2600 Am*

04228

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

A parcel of land lying on the Southeast side of Crescent Lake Road and Southwest of Oregon State Highway 58, situate in the E1/2 NE1/4 NE1/4 of Section 1, Township 24 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:

Beginning at a point, being a 5 x 30" steel rod along the EE/64 Line of Section 1, from which the CENE/64 corner of Section 1 bears South 00°03' 16" West 315.22 feet; thence along said EE/64 Section Line, North 00° 03' 16" East 378.86 feet to a point, being a 5 x 30" steel rod along the Southeasterly right of way line of the Crescent Lake Road and 30 feet from the centerline thereof; thence along said Southeasterly right of way line, North 74° 00' 56" East 290.43 feet to a point, being a 5 x 30" steel rod; thence along a line parallel to State Highway 58 and 180 feet from the centerline thereof, South 16° 19' 55" East 364.00 feet to a point, being a 5 x 30" aluminum capped steel rod; thence along a line parallel to said Crescent Lake Road, South 74° 00' 56" West 397.36 feet to the point of beginning.

Tax Account No: 2406-001AA-00400-000

Key No: 696296