



State of Oregon, County of Klamath  
 Recorded 01/28/05 11:12 a m  
 Vol M05 Pg 06318-19  
 Linda Smith, County Clerk  
 Fee \$ 26.00 # of Pgs 2

After recording return to:

Kristi S. Swisher  
 8739 Bunn Road  
 Bonanza, OR 97623

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

Kristi S. Swisher  
 8739 Bunn Road  
 Bonanza, OR 97623

Escrow No. MT67767-MS

### STATUTORY WARRANTY DEED

**Justin R. Dotson and Laura E. Dotson, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **Kristi S. Swisher**, <sup>an unmarried woman</sup> 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 **\$150,000.00**.

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 24th day of Jan, 2004

Justin R. Dotson  
 Justin R. Dotson

Laura E. Dotson  
 Laura E. Dotson

State of Oregon  
 County of KLAMATH

This instrument was acknowledged before me on 1/24, 2005 by Justin R. Dotson and Laura E. Dotson.

Marjorie A. Stuart  
 (Notary Public for Oregon)

My commission expires 12/20/06



26.00  
 am

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

All that real property situated in the NE1/4 of Section 33, Township 39 South, Range 12 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Northeast corner of Section 33, Township 39 South Range 12 East of the Willamette Meridian; thence South on the section line 1239.2 feet; thence North 35° 10' West 530.2 feet; thence North 10° 20' West 817.3 feet, more or less, to the North boundary of said Section 33; thence East on said boundary 451.3 feet, more or less to the point of beginning. This Tract of land is that part of the NE1/4 of the NE1/4 of Section 33 which lies East of the Wolf Flat Drain.

EXCEPTING that portion conveyed to the United States of America by instruments recorded in Book 69, page 267, and in Book 69, page 271, Deed Records of Klamath County, Oregon

Tax Account No: 3912-033000-00100-000

Key No: 610093