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After recording return to: James R. Wolf PO BOX 1117 Columbia CA 95510

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

James R. Wolf

POBOX 1117 Columbia CA 95310

File No.: 7021-513767 (SAC) Date: January 24, 2005

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State of Oregon, County of Klamath

STATUTORY WARRANTY DEED

David Latourette and Pamela Latourette, as tenants by the entirety, as to Parcel 1

David M. Latourette and Pamela R. Latourette, as tenants by the entirety, as to Parcel 2, Grantor, conveys and warrants to James R. Wolf, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

This property is free from liens and encumbrances, EXCEPT:

 Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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.

The true consideration for this conveyance is \$63,000.00. (Here comply with requirements of ORS 93.030)



APN: R212610		Statutory Warranty Deed - continued	File No.: 7021-513767 (SAC) Date: 01/24/2005					
Dated this	day of Con	iary	, 20 <u>S</u> . Damela Toloriette Pamela Latourette					
STATE OF	Oregon))ss.	. 0					
County of	Klamath)	[2]04					
This instrument was acknowledged before me on this by David Latourette and Pamela Latourette.								
		Notary Public 1	or Oregon					
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12, 2001

APN: R212610

Statutory Warranty Deed - continued

File No.: **7021-513767 (SAC)**Date: **01/24/2005**

EXHIBIT A

LEGAL DESCRIPTION:

PARCEL 1:

A parcel of land lying in Lots 5 and 6, Block 72, BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the most Easterly corner of Lot 6, Block 72, BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, and running thence South 89°31' West along the Southerlyl line of Prescott Street 114.35 feet to the true point of beginning of this description; thence South 13°51' West a distance of 80.05 feet, more or less, to a point on the line between Lots 4 and 5 of said Block 72; thence North 52°51' West along said line between said Lots 4 and 5, a distance of 80 feet to a point in the Southeasterly line of Lot 7 of said Block 72; thence Northeasterly along the line between said Lots 5 and 7 to Prescott Street; thence North 89°31' East along the Southerly line of Prescott Street to the true point of beginning.

PARCEL 2:

Lot 7, Block 72, BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.