



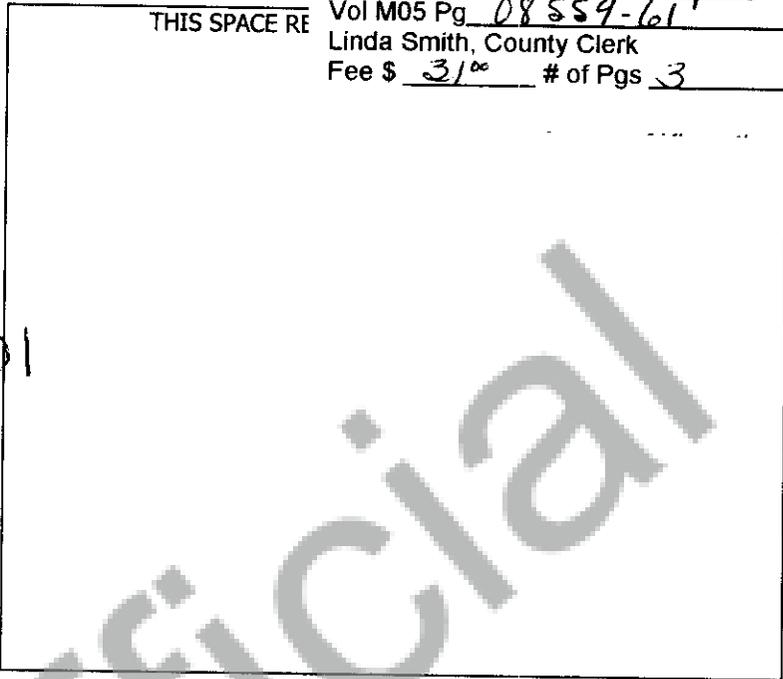
State of Oregon, County of Klamath  
Recorded 02/07/05 3:42 p m  
Vol M05 Pg 08559-61  
Linda Smith, County Clerk  
Fee \$ 31.00 # of Pgs 3

THIS SPACE RE

After recording return to:  
The Totten Group  
~~9492 Hill Road, Tract 1386 Lot 4 Vale~~  
Heights PO BOX 1884  
Klamath Falls, OR 97603  
K. Falls, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:  
The Totten Group  
~~9492 Hill Road, Tract 1386 Lot 4 Vale~~  
Heights  
Klamath Falls, OR 97603

File No.: 7021-507887 (SAC)  
Date: January 24, 2005



**STATUTORY WARRANTY DEED**

**Robert A. Stewart and Marilyn J. Stewart, an estate in fee simple as to Parcel One, and**

**Klamath Cascade Group LLC, an estate in fee simple as to Parcel Two.,** Grantor, conveys and warrants to **The Totten Group**, 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:**

1. 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 **\$525,000.00**. (Here comply with requirements of ORS 93.030)

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APN: **R888197**Statutory Warranty Deed  
- continuedFile No.: **7021-507887 (SAC)**  
Date: **01/24/2005****EXHIBIT A**

## LEGAL DESCRIPTION:

## Parcel One:

Lot 4, Vale Heights Tract 1386, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

## Parcel Two:

E ½ NW ¼ NE ¼ of Section 32, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Also, Beginning at the Northwest corner of the NE ¼ NE ¼ of Section 32 Township 39 South, Range 10 E.W.M., thence South along the West line of said NE ¼ NE ¼ a distance of 14 chains; thence East parallel to the North line of said section a distance of 9 chains; thence North parallel to said West line a distance of 14 chains; thence West along the North line of said section a distance of 9 chains to the point of beginning.