

05 FEB 17 AM 11:33



Vol M05 Page 10860

State of Oregon, County of Klamath
Recorded 02/17/2005 11:33 a m
Vol M05 Pg 10860-61
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

After recording return to:

Troy A. Brightbill

35 Auburndale Lane

Kalama, WA 98625

Until a change is requested all

tax statements shall be sent to

The following address:

Troy A. Brightbill

35 Auburndale Lane

Kalama, WA 98625

Escrow No. OM072991GC

MTC 68225

STATUTORY WARRANTY DEED

Bennie J. Schultz and Jean Schultz, Trustees of the Schultz Living Trust, Grantor(s) hereby convey and warrant to **Troy A. Brightbill**, 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

Key No. 149360

2408-25DO-03300-000

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 **\$18,000.00**.

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 10th day of February, 2005

The Schultz Living Trust

BY: Bennie J. Schultz
Bennie J. Schultz, Trustee

BY: Jean Schultz
Jean Schultz, Trustee

State of Oregon
County of Land

On this 10th day of February, 2005, before me Kirsten Schermerhorn a notary public in and for said State, personally appeared Bennie J. Schultz and Jean Schultz being by me first duly sworn, declared that they are Trustees of the The Schultz Living Trust that they signed the foregoing document as the Trustees and that statements therein contained are true.

Kirsten Schermerhorn
Notary Public
Residing at: Eugene, Oregon
Commission Expires: 2-23-06



26.00
am

10861

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Lot 2 in Block 1 of RIVER WEST, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

The West 220 feet of the East 440 feet of the North 100 feet of the NW1/4 of the SE1/4 of Section 25, Township 24 South, Range 8 East, Willamette Meridian, Klamath County, Oregon; EXCEPT any portion thereof lying within Odell-Crescent County Road.

Tax Account No: 2408-025D0-03300-000

Key No: 149360