

05 MAR 4 PM 1:03



MT68376 LW

Vol M05 Page 14666

State of Oregon, County of Klamath  
Recorded 03/04/2005 11:03 a m  
Vol M05 Pg 14666-67  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

THIS SPACE RESE

After recording return to:

PAMELA GRUSZKA

c/o Bill Painter 1465 Farrand Rd.

Fallbrook, CA 92028-4212

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

PAMELA GRUSZKA

c/o Bill Painter 1465 Farrand Rd.

Fallbrook, CA 92028-4212

Escrow No. MT68376-LW

### STATUTORY WARRANTY DEED

**SCOTT M. SNEDAKER and TERI A. SNEDAKER, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **PAMELA GRUSZKA**, 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:

Parcel 2 of Partition 55-91 located in the NE 1/4 of Section 22, Township 39 South, Range 8 East of the Willamette Meridian, of Klamath County, Oregon, as filed with the Klamath County Surveyors Office, being more particularly described as follows:

Beginning at the N 1/4 corner of said Section 22, thence N 89° 53' 53" E, along the North line of said section, a distance of 1155.35 feet to the Northwest corner of Parcel 3 of said partition; thence leaving said North line S 10° 16' 48" W along the west line of said Parcel 3, a distance of 1349.15 feet to a point on the South line of the N 1/2 NE 1/4 of said section; thence S 89° 54' 50" W, along said South line, a distance of 907.50 feet to the center North 1/16 of said section; thence N 00° 18' 20" W along the centerline of said section, a distance of 1326.82 feet to the point of beginning.

Tax Account No: 3908-02200-00102-000

Key No: 873835

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 **\$240,150.00**.

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 2 day of March, 2005

SCOTT M. SNEDAKER

TERI A. SNEDAKER

2600 am

State of Oregon  
County of KLAMATH

14667

This instrument was acknowledged before me on March 2, 2005 by SCOTT M. SNEDAKER and TERI A. SNEDAKER.

Lisa Weatherby  
(Notary Public for Oregon)

My commission expires 1/20/07

