

MTZ - 68349 SH

Vol M05 Page 15901

State of Oregon, County of Klamath
 Recorded 03/10/2005 2:49 p m
 Vol M05 Pg 15901-02
 Linda Smith, County Clerk
 Fee \$ 26.00 # of Pgs 2

THIS SPACE RESEF

After recording return to:
MICHAEL LEE CHARLTON
2215 HOPE STREET
Klamath Falls, OR 97603

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

MICHAEL LEE CHARLTON
2215 HOPE STREET
Klamath Falls, OR 97603

Escrow No. MT68349-SH

STATUTORY WARRANTY DEED

CORNELIUS DAVIS and TERRI LYNN DAVIS, as tenants by the entirety, Grantor(s) hereby convey and warrant to **MICHAEL LEE CHARLTON**, 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

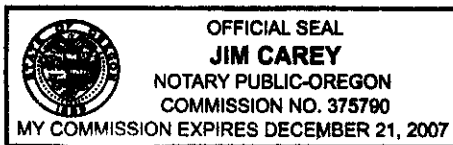
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$75,000.00**.

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 8 day of March, 2005.

Cornelius Davis
 CORNELIUS DAVIS
Terry Lynn Davis
 TERRI LYNN DAVIS



State of Oregon
 County of KLAMATH

This instrument was acknowledged before me on March 5, 2005 by CORNELIUS DAVIS and TERRI LYNN DAVIS.

[Signature]
 (Notary Public for Oregon)
 My commission expires 12/21/07

200
km

EXHIBIT "A"
LEGAL DESCRIPTION

15902

A portion of the SE1/4 of the NW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point on the South boundary of said SE1/4 of NW1/4 495 feet East of the Southwest corner of said SE1/4 of the NW1/4; thence North and parallel to the West line of said SE1/4 of NW1/4 320 feet to the Southwest corner of the tract herein conveyed being the place of beginning of this description; thence from said place of beginning East and parallel to the North line of said SE1/4 of NW1/4 165 feet; thence North and parallel to the West line of said SE1/4 of NW1/4 100 feet; thence West and parallel to the North line of said SE1/4 of NW1/4 165 feet; thence South and parallel to the West line of said SE1/4 of NW1/4 100 feet to the place of beginning.

EXCEPTING THEREFROM that portion lying within the right-of-way of Hope Street.

Tax Account No: 3909-002BD-04800-000

Key No: 517578