

05 MAR 11 PM 3:10

MT-68444



Vol M05 Page 16366

THIS SPACE RESERVED FOR

State of Oregon, County of Klamath
Recorded 03/11/2005 3:10 p m
Vol M05 Pg 16366-67
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

After recording return to:
John M. Furgurson
1300 NW City Heights
Bend, OR 97701

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

John M. Furgurson
1300 NW City Heights
Bend, OR 97701

Escrow No. OM073566GC

STATUTORY WARRANTY DEED

Curtis J. Edwards and Shelley L. Edwards, as tenants by the entirety, Grantor(s) hereby convey and warrant to John M. Furgurson and Laura E. Furgurson, as tenants by the entirety, 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

Account No. 147656

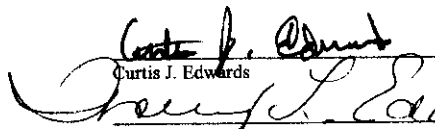
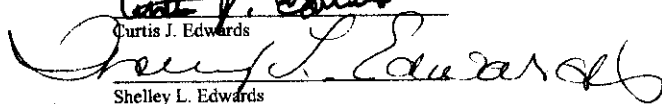
2407-018D0-03900-000

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 **\$265,000.00.**

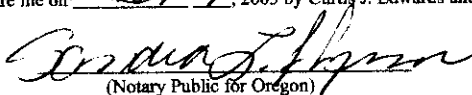
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 9 day of MARCH 2005

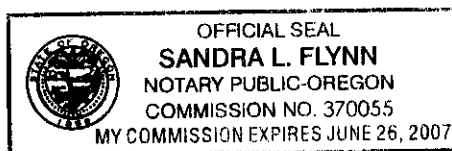

Curtis J. Edwards

Shelley L. Edwards

State of Oregon
County of Klamath

This instrument was acknowledged before me on MARCH 9, 2005 by Curtis J. Edwards and Shelley L. Edwards.


(Notary Public for Oregon)

My commission expires JUNE 26, 2007



260 AM

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in NW1/4 of SE1/4 and the NE1/4 of SE1/4 of Section 18, Township 24 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon described as follows:

Beginning at a point which is South 01° 00' 51" West 6.18 feet and East 38.14 feet from the 1/16th corner of the common line between the NE1/4 and the SE1/4 of said Section 18; thence South 1080.0 feet along the so called "false 1/16th line" which lies within the NE1/4 and is East of the common 1/16 line between the NW1/4 and NE1/4 of said SE1/4 of said Section 18 to the point of beginning; thence West 272.10 feet to a point; thence continuing West 64 feet, more or less, to the flow line of Crescent Creek ; thence Northerly 120 feet, more or less, along the flow line of said creek to the intersection of the North line of said tract which is parallel to and 120 feet, more or less, North of the South line of said tract; thence East 45 feet, more or less, to a point; thence continuing East 285.40 feet to a point; thence South 120.0 feet along the "false 1/16th line" to the place of beginning.

TOGETHER WITH a perpetual easement for roadway and utility purposes to and from said tract along the Northerly 25 feet of SE1/4 of NE1/4 of said Section 18, West of the Willamette Highway; also the Westerly 25 feet along the line in the SE1/4 of NE1/4 of said Section 18 which bears North 00° 18' 41" East from a point located South 01° 00' 51" West 6.81 feet and East 38.14 feet from the 1/16th corner on the common line between the NE1/4 and the SE1/4 of said Section 18; also the Westerly 25 feet along the said "false 1/16th line" within the NE1/4 of SE1/4 of said Section 18, Township 24 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 2407-018D0-03900-000

Key No: 147656