

05 MAR 11 PM 3:44



After recording return to:
James R. Childs and Tara T. Childs
854 Longacre Lane
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
James R. Childs and Tara T. Childs
854 Longacre Lane
Klamath Falls, OR 97601

File No.: 7021-529475 (SAC)
Date: March 10, 2005

Vol M05 Page 16465

State of Oregon, County of Klamath
Recorded 03/11/2005 3:44 p m
Vol M05 Pg 16465-67
Linda Smith, County Clerk
Fee \$ 31.00 # of Pgs 3

STATUTORY WARRANTY DEED

Richard C. Perry and Carol A. Perry as tenants by the entirety, Grantor, conveys and warrants to **James R. Childs and Tara T. Childs as tenants by the entirety**, 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 **\$195,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 11 day of March, 2005.

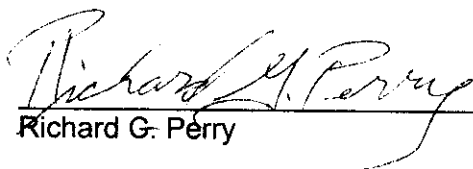
✓
\$31.5

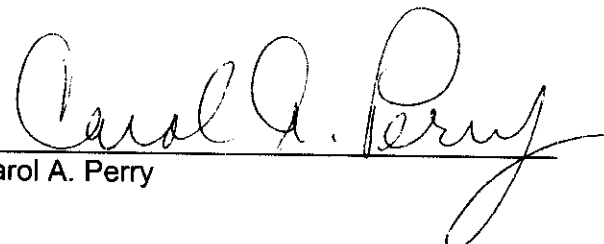
16466

APN: 430484

Statutory Warranty Deed
- continued

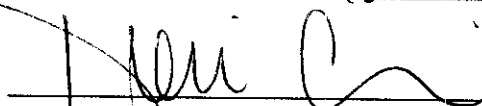
File No.: 7021-529475 (SAC)
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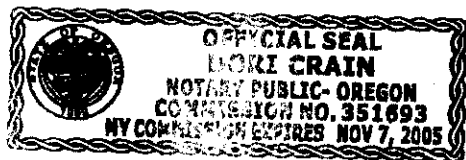

Richard G. Perry


Carol A. Perry

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 11 day of March, 2005
by **Richard C. Perry and Carol A. Perry.**


Dori Crain
Notary Public for Oregon
My commission expires: November 7, 2005



APN: 430484

Statutory Warranty Deed
- continuedFile No.: 7021-529475 (SAC)
Date: 03/10/2005**EXHIBIT A****LEGAL DESCRIPTION:**

Tract of land in the SW 1/4 SE 1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at an iron pin which lies South 89°42' East a distance of 372.25 feet and North 52°19' East a distance of 293.9 feet and North 0°49' East a distance of 25.5 feet from the iron axle which marks the quarter section corner common to Sections 7 and 18, Township 38 South, Range 9 East of the Willamette Meridian which point of beginning is also the Southeast corner of that certain parcel conveyed to Lillie Harris by Deed dated July 18, 1931, recorded August 12, 1931 in Book 83 page 401, Deed records of Klamath County, Oregon, and running thence; continuing North 0°49' East along the Easterly side of said parcel conveyed to Lillie Harris, a distance of 749.7 feet to an iron pin; thence North 59°55' East a distance of 531.75 feet to a point; thence South 0°27'55" West 657.5 feet to a point on the Northerly right of way line of a public road; thence South 52°21'40" West, along said right of way line, a distance of 588.4 feet to the point of beginning.