

05 MAR 14 PM 2:56



mtc-68324 TM

Vol M05 Page 16651

State of Oregon, County of Klamath
Recorded 03/14/2005 2:56 p.m.
Vol M05 Pg 16651-52
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

THIS SPACE RESER

After recording return to:

PAIGE OSWOOD
4955 LAKEVILLE HWY
PETALUMA, CA 94954

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

PAIGE OSWOOD
4955 LAKEVILLE HWY
PETALUMA, CA 94954

Escrow No. MT68324-TM

STATUTORY WARRANTY DEED

ROBERT U. BURCH, Grantor(s) hereby convey and warrant to **PAIGE OSWOOD and STEVEN OSWOOD**, 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

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 **\$40,000.00**.

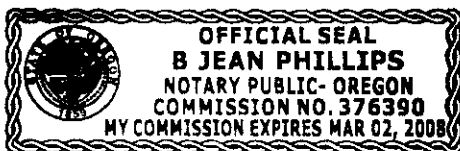
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO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

Dated this 9th day of March 2005

Robert U. Burch
ROBERT U. BURCH

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 3-9-05, 2005 by ROBERT U. BURCH.



B Jean Phillips
(Notary Public for Oregon)
My commission expires 3-2-08

2600 PM

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

The North 986 feet of the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 25, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon

PARCEL 2

A strip of land 30.00 feet wide located in the Northeast $\frac{1}{4}$ of Section 26, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, as described in Deed Volume M78 at page 14308 described as follows:

Beginning at a point on the West Boundary of the Northeast $\frac{1}{4}$ of Section 26, said point being 30.00 feet South from the Northwest corner of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said section; thence North, along the West boundary of the Northeast $\frac{1}{4}$ of said section to the North $\frac{1}{4}$ corner of said Section 26, thence East, along the North boundary of said section to a point 100.00 feet East from the Northwest corner of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said section; thence South, 30.00 feet; thence West, parallel to and 30.00 feet from the North boundary of Section 26 to a point 30.00 feet Easterly from the West boundary of the Northeast $\frac{1}{4}$ of said section; thence South, parallel to and 30.00 feet from the West boundary of the Northeast $\frac{1}{4}$ of Section 26 to a point 30.00 feet South of the North boundary of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 26; thence West, 30.00 feet to the point of beginning.

Parcels 1 and 2 TOGETHER WITH an exclusive easement for ingress and egress to Godowa Springs County Road over and across the North 30 feet of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 26, Township 35 South, Range 12 East, of the Willamette Meridian, Klamath County, Oregon, as granted by instrument dated March 26, 1982, recorded March 29, 1982 in Volume M82 page 3914, Microfilm Records of Klamath County, Oregon,

Tax Account No.: 3512-02500-00600-000
Tax Account No.: 3512-02600-00200-000

Key No.: 292686
Key No.: 289592