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Vol M05 Page 16902

State of Oregon, County of Klamath
Recorded 03/15/2005 11:02 a.m

THIS SPACE RE: Vol M05 Pg 16902-03

Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

After recording return to:

SAM ELAM

441 Trinity St.
Klamath Falls, OR 97601

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

SAM ELAM

441 Trinity St.
Klamath Falls, OR 97601

Escrow No. MT68732-LW

STATUTORY WARRANTY DEED

RICHARD W. WOOD, Grantor(s) hereby convey and warrant to **SAM ELAM AND DONNA RAE ELAM, AS HUSBAND AND WIFE**, 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:

LEGAL DESCRIPTION

Commencing at the Southwesterly corner of Lot 4 of Block 78 of BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, and running thence Northwesterly along the Easterly line of Oregon Avenue to the Northwesterly corner of said Lot 4, thence Northeasterly along the Northerly line of said Lot 4 a distance of 100 feet; thence Southeasterly to a point on the Southerly line of said Lot 4, 100 feet from the place of beginning; thence Southwesterly 100 feet to the place of beginning, being a parcel of land 100 feet in depth off the Westerly end of Lot 4, situated in Klamath Falls, Klamath County, Oregon.

Tax Account No: 3809-029BD-07100-000

Key No: 755258

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 **\$52,500.00**.

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 14 day of March, 2005

Richard W. Wood
RICHARD W. WOOD

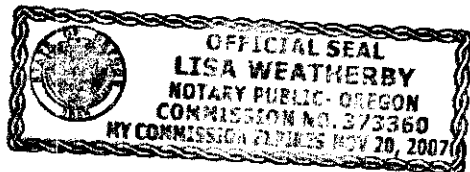
2609 m

State of Oregon
County of KLAMATH

16903

This instrument was acknowledged before me on March 14, 2005 by RICHARD W. WOOD.

Lisa Weatherby
(Notary Public for Oregon)



My commission expires 11/20/07