

05 MAR 15 PM 3:21

MT-68379 KR



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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Joshua A. Clements

2239 Main Street

Klamath Falls, OR 97601

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

Joshua A. Clements

2239 Main Street

Klamath Falls, OR 97601

State of Oregon, County of Klamath

Recorded 03/15/2005 3:21 P.m

Vol M05 Pg 17028-29

Linda Smith, County Clerk

Fee \$ 210.00 # of Pgs 2

Escrow No. MT68379-KR

STATUTORY WARRANTY DEED

Robert W. Kandra, Sr., Grantor(s) hereby convey and warrant to **Joshua A. Clements and Karen L. Clements,** 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:

LEGAL DESCRIPTION

A tract of land described as follows:

Beginning at an iron pin on the Northeasterly line of Lot 53 of HOMECREST SUBDIVISION which lies South 45° 11' East a distance of 188 feet from the iron pin which marks the North corner of Lots 52 and 53 of Homecrest Subdivision and running thence: Continuing South 45° 11' East along the Northeasterly line of Lot 53 a distance of 66 feet to an iron pin; thence South 50° 49' West a distance of 120.5 feet to an iron pin; thence North 45° 11' West a distance of 54 feet to an iron pin; thence North 44° 49' East a distance of 120 feet, more or less, to the point of beginning, said tract being a portion of Lot 53 and the vacated alley of Block H of HOMECREST SUBDIVISION in the Northwest 1/4 Northeast 1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian in Klamath County, Oregon.

The South half of the following described tract:

Beginning at an iron pin on the Northeasterly line of Lot 53 of HOMECREST SUBDIVISION which lies South 45° 11' East a distance of 128 feet from the iron pin which marks the North corner of Lots 52 and 53 of HOMECREST SUBDIVISION and running thence: continuing South 45° 11' East along the Northeasterly line of Lot 53 a distance of 60 feet to an iron pin; thence South 44° 49' West a distance of 120 feet to an iron pin; thence North 45° 11' West a distance of 60 feet to an iron pin; thence North 44° 49' East a distance of 120 feet, more or less, to the point of beginning, said tract being a portion of Lot 53 of Block H of HOMECREST SUBDIVISION in the Northwest 1/4 Northeast 1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian.

Tax Account No: 3909-033AB-05200-000

Key No: 524249

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 **\$108,000.00.**

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.

2600

Dated this 11th day of March, 2005

17029

Robert W. Kandra Sr.
Robert W. Kandra, Sr.

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on March 11, 2005 by Robert W. Kandra, Sr..

Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2007

