

05 MAR 21 PM 3:18

mtc - 68180LW

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State of Oregon, County of Klamath
Recorded 03/21/2005 3:18 p.m.
Vol M05 Pg 18456-57
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

After recording return to:

GRAHAM UGALDE

6235 MARYLAND STREET

KLAMATH FALLS, OR 97603

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

GRAHAM UGALDE

6235 MARYLAND STREET

KLAMATH FALLS, OR 97603

Escrow No. MT68180-LW

STATUTORY WARRANTY DEED

MICHAEL PEARCE and CYNTHIA R. PEARCE, as tenants by the entirety, Grantor(s) hereby convey and warrant to **GRAHAM UGALDE**, 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:

All that portion of the SE1/4 of the SW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point which lies North 89 degrees 06' East a distance of 30 feet and South 0 degrees 54' East along right of way line of Patterson Street a distance of 800 feet from the iron pin which marks the Northwest corner of the SE1/4 of SW1/4 of said Section 1; thence North 89 degrees 06' East 210 feet to the true point of beginning; thence continuing North 89 degrees 06' East 105 feet to a point; thence South 0 degrees 54' East, 200 feet to the North line of that certain parcel of land deeded to Klamath County in Volume 272 on Page 551 of Deed Records; thence South 89 degrees 06' West along said North line a distance of 105 feet to a point; thence North 0 degrees 54' West 200 feet to the true point of beginning.

Tax Account No: 3909-001CD-03600-000

Key No: 509612

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 **\$150,000.00**.

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 17 day of March, 2005

Michael Pearce
MICHAEL PEARCE

Cynthia R Pearce
CYNTHIA R. PEARCE

26.00

State of Oregon
County of KLAMATH

18457

This instrument was acknowledged before me on March 17, 2005 by MICHAEL PEARCE and CYNTHIA R. PEARCE.

Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/07

