

05 MAR 25 PM 2:55

MT6-68547-SH



State of Oregon, County of Klamath  
Recorded 03/25/2005 2:55 p.m.  
Vol M05 Pg 20043-44  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

THIS SPACE RESERV

After recording return to:  
JOHN R. WARNER  
4314 LA HABRA WAY  
Klamath Falls, OR 97603

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

JOHN R. WARNER  
4314 LA HABRA WAY  
Klamath Falls, OR 97603

Escrow No. MT68547-SH

**STATUTORY WARRANTY DEED**

**JACK B. SHEEHAN and JEAN E. SHEEHAN, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **JOHN R. WARNER and KATIE M. WARNER, 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 **\$120,000.00**.

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 25 day of March, 05.

JACK B. SHEEHAN

JEAN E. SHEEHAN

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on March 25, 2005 by JACK B. SHEEHAN and JEAN E. SHEEHAN.



(Notary Public for Oregon)  
My commission expires 11/18/2007

2600 mm

20044

EXHIBIT "A"  
LEGAL DESCRIPTION

A portion of Lot 15, Block 42 of HOT SPRINGS ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at the extreme Southeast corner of Lot 14, Block 42 of HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, as duly recorded and platted; thence North  $37^{\circ} 1'$  East 150.4 feet along the Southerly and Easterly line of said Lot 14, Block 42, Hot Springs Addition; thence South  $54^{\circ} 52'$  East 43.4 feet along the Southerly line of the alley through Block 42, Hot Springs Addition; thence South  $35^{\circ} 8'$  West 150.4 feet; thence North  $54^{\circ} 52'$  West 48.7 feet along the Northeasterly line of Alameda to the point of beginning all being in the SE1/4 SW1/4 of Section 28, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 3809-028CD-06300-000

Key No: 373820