

05 MAR 30 AM 11:34

Vol M05 Page 21428



State of Oregon, County of Klamath
Recorded 03/30/2005 11:34a m
Vol M05 Pg 21428-30
Linda Smith, County Clerk
Fee \$ 3.00 # of Pgs 3

After recording return to:
Western Pioneer Title Co.
600 Country Club Road
Eugene, OR 97401

Until a change is requested all tax statements
shall be sent to the following address:
Karen J. Lowe
210 Ruby Avenue
Eugene, OR 97404

File No.: 7191-549471 (dkd)
Date: March 24, 2005
2407-18D-3400/147601

STATUTORY WARRANTY DEED

Robert J. Vann and Steven M. Vann and Susan E. Halvorson, Grantor, conveys and warrants to
Karen J. Lowe, Grantee, the following described real property free of liens and encumbrances, except
as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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.

The true consideration for this conveyance is **\$169,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 28 day of March, 2005.

31FJ

APN: 147601

Statutory Warranty Deed
- continued

File No.: **7191-549471 (dkd)**
Date: **03/24/2005**

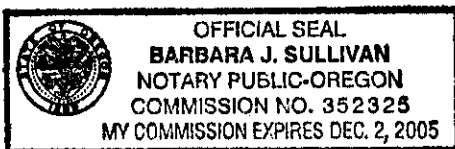

Robert J. Mann


Steven M. Vann

Susan E. Halvorson

STATE OF Oregon)
)ss.
County of Deschutes)

This instrument was acknowledged before me on this 28 day of March, 2005
by **Robert J. Vann and Steven M. Vann.**



Barbara J. Sullivan

Notary Public for Oregon
My commission expires: 12-02-2005

STATE OF Oregon)
)ss.
County of Lane)

This instrument was acknowledged before me on this 29 day of March, 2005
by **Susan E. Halvorson**.



Diane KR

Diane Degrange
Notary Public for Oregon
My commission expires: April 8, 2009

EXHIBIT A**LEGAL DESCRIPTION:**

A tract of land situated in the NW1/4 of the SE1/4 of Section 18, Township 24 South, Range 7 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point 480 feet South from an iron pin marking the Northeast corner of the NW 1/4 SE 1/4 of said Section 18; thence 120 feet South to an iron pin; thence approximately 309.6 feet West to the center of Crescent Creek; thence Northerly along the center line of Crescent Creek to a point approximately 309.75 feet West of the point of beginning; thence East approximately 309.75 feet to the point of beginning.

TOGETHER with a perpetual easement for ingress and egress from said property over the Easterly 25 feet of the NW 1/4 SE 1/4 and the SW 1/4 NE 1/4 and the Northerly 25 feet of the SE 1/4 NE 1/4 of said Section 18 which lies Southwesterly of the Willamette Highway and Northerly and Easterly of said described property, but reserving a perpetual easement over the Easterly 25 feet of said described property for ingress to and egress from land lying South and East of described property in Section 18.