

05 APR 1 PM 3:08



MT68943KR

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THIS SPACE RESER

State of Oregon, County of Klamath
Recorded 04/01/2005 3:08 p. m
Vol M05 Pg 22743-44
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

After recording return to:
Thomas H. Gastaldi

12330 Lisa Road
Klamath Falls, Oregon 97603

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

Thomas H. Gastaldi
12330 Lisa Road
Klamath Falls, OR 97603

Escrow No. MT68943-KR

STATUTORY WARRANTY DEED

Don Purio Inc., an Oregon Corporation, Grantor(s) hereby convey and warrant to **Thomas H. Gastaldi and Lu R. Gastaldi, 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

All that part of the North one-half of Tract 30, and all that part of Tracts 31 and 32 of ALTAMONT SMALL FARMS in Section 15, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying Southwesterly of a line parallel with and distant 100 feet Southwesterly measured at right angles from the center line of the main track of the railway of the Great Northern Railway Company as now located and constructed, said center line being more particularly described as follows:

Beginning at a point on the Northerly boundary of said Section 15, distant 412.2 feet Easterly from the Northwest corner thereof; thence Southeasterly along a straight line making a Southeasterly included angle of 41° 02' with said Northerly boundary, a distance of 6,629.8 feet, more or less, to an intersection with the Easterly boundary of said Section 15, at a point distant 926.4 feet Northerly from the Southeast corner thereof.

SAVING AND EXCEPTING from the above-described premises, that portion thereof conveyed by the Great Northern Railway Company to Klamath County, a political subdivision of the State of Oregon, by deed dated October 12, 1942, recorded September 11, 1944, in Book 168 at page 557, Deed Records of Klamath County, Oregon.

FURTHER EXCEPTING all that part of Tracts 30, 31 and 32 of ALTAMONT SMALL FARMS lying between the Southwesterly right of way line of the Great Northern Railway Company and a line parallel with and distant 25 feet Southwesterly, measured at right angles, from said Southwesterly right of way line.

Tax Account No: 3909-015BD-01100-000

Key No: 578912

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 **\$90,000.00**.

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.

2000 km

Dated this 1 day of April, 2005.

Don Purio Inc., an Oregon Corporation

BY: [Signature]
Don Purio, President

22744

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on April 1, 2005 by Don Purio as President for Don Purio Inc., an Oregon Corporation.

[Signature]
(Notary Public for Oregon)

My commission expires 11/16/2007

