



After recording return to:

Jennifer M. Eberhard

~~4690 Weyerhaeuser Road~~ 4537 Onyx Ave

Klamath Falls, OR 97601 3

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

Jennifer M. Eberhard

~~4690 Weyerhaeuser Road~~ SAME

Klamath Falls, OR 97601

File No.: 7021-555019 (SAC)

Date: March 29, 2005

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath

Recorded 04/05/2005 3:47 P m

Vol M05 Pg 23457-59

Linda Smith, County Clerk

Fee \$ 31.00 # of Pgs 3

### STATUTORY WARRANTY DEED

**Gregory J. Conlin**, Grantor, conveys and warrants to **Jennifer M. Eberhard**, 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 **\$34,000.00**. (Here comply with requirements of ORS 93.030)

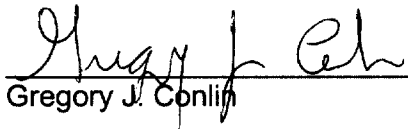
Dated this 1 day of April, 2005.

23458

APN: **R496038**

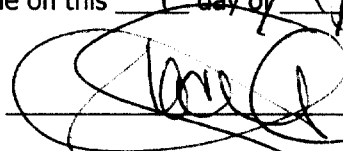
Statutory Warranty Deed  
- continued

File No.: **7021-555019 (SAC)**  
Date: **03/29/2005**

  
\_\_\_\_\_  
Gregory J. Conlin

STATE OF Oregon )  
County of Klamath ) ss.

This instrument was acknowledged before me on this 1 day of April, 2005  
by **Gregory J. Conlin**.

  
\_\_\_\_\_  
Notary Public for Oregon  
My commission expires 8-2-07



APN: **R496038**Statutory Warranty Deed  
- continuedFile No.: **7021-555019 (SAC)**  
Date: **03/29/2005****EXHIBIT A****LEGAL DESCRIPTION:**

A tract of land situated in the SW 1/4 NE 1/4 of Section 13, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, said tract also being a portion of vacated Block 22, and vacated 4th Street in West Klamath a duly recorded subdivision, said tract more particularly described as follows:

Begining at a point on the South line of the NW 1/4 NE 1/4 of said Section 13, said point of beginning being the intersection of the Northerly line of Holliday Drive and the Westerly line of Third Street also known as the Weyerhaeuser County Road; thence South 41°10' East along the Westerly line of said Third Street a distance of 100 feet; thence continuing along the Westerly line of Third Street along the arc of 321.0 foot radius curve to the right, the long chord of which curve bears South 28°40' East 139.08 feet a distance of 140.19 feet; thence continuing along the Westerly line of Third Street, South 16°10' East (South 16°58'00" East by recorded Survey No. 1178, as recorded in the office of the Klamath County Surveyor) a distance of 120.45 feet to the true point of beginning of this description said true point being South 16°58'00" East a distance of 90.45 feet from the Northwest corner of Parcel 2, as shown on said Survey No. 1178, and the true point of beginning of that tract of land described in Deed Volume M-77 at page 20214, as recorded in the Klamath County Deed Records; thence continuing South 16°58'00" East, along the Westerly right of way line of said Third Street, 145.20 feet; thence South 73°02'00" West 300.00 feet to the Westerly right of way line of said vacated Fourth Street; thence North 16°58'00" West, along the Westerly right of way line of said vacated Fourth Street, 145.20 feet; thence North 73°02'00" East 300.00 feet to the true point of beginning of this description