

05 APR 14 AM 10:52

MTT-69069 KR



Vol M05 Page 25861

State of Oregon, County of Klamath
Recorded 04/14/2005 10:52 a.m
Vol M05 Pg 25861-62
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

THIS SPACE RESE

After recording return to:

Nadine Hoy

13910 Hwy 66

Klamath Falls, OR 97601

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

Nadine Hoy

13910 Hwy 66

Klamath Falls, OR 97601

Escrow No. MT69069-KR

STATUTORY WARRANTY DEED

Shelly A. Hill, Trustee of The Shelly A. Hill Revocable Living Trust, Grantor(s) hereby convey and warrant to **Nadine Hoy and Charles B. Hoy Jr., 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

PARCEL 1:

Parcel 1 of Land Partition 20-98, being a portion of the SE1/4 of Section 31, Township 39 South, Range 8 East, Willamette Meridian, Klamath County, Oregon.

PARCEL 2:

A portion of the SE1/4, and of the SW1/4 of Section 31, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Commencing at the section corner common to Sections 31 and 32, Township 39 South, Range 8 East, Willamette Meridian, thence along the East line of said Section 31, North 02 degrees 00' 07" West, 331.93 feet to the Northerly right of way line of Weyerhaeuser Road described in Deed recorded August 30, 1996 in Volume M96, Page 27024, thence along the Northerly right of way of said Weyerhaeuser Road North 63 degrees 07' 00" West, 2,151 feet to the true point of beginning; thence along the Northerly right of way of said Weyerhaeuser Road, North 63 degrees 07' 00" West, 1,411 feet more or less to the Easterly right of way of Highway 66 (Green Springs Highway); thence along the Easterly right of way of said Highway 66, 721.9 feet more or less to the Northwest corner of Parcel 1 of Land Partition 20-98; thence leaving said Highway 66, along the Southerly property line of Parcel 1 of Land Partition 20-98, South 47 degrees 22' 52" East, 1,241.9 feet to a common corner of Parcel 1 and Parcel 2 of said Land Partition; thence South 39 degrees 22' 32" West, 333 feet, more or less, to the point of beginning.

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.

Dated this 11 day of April, 2005

The Shelly A. Hill Revocable Living Trust

BY: Shelly A. Hill
Shelly A. Hill, Trustee

2600 AM

State of Oregon
County of clackamas

25862

This instrument was acknowledged before me on April 11, 2005 by Shelly A. Hill, Trustee of The Shelly A. Hill Revocable Living Trust.



Heidi Madeiros
(Notary Public for Oregon)

My commission expires 02-04-08