

05 APR 25 PM 3:15



MT-68484 KR

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Eagle Point Development, LLC, an Oregon
Limited Liability Company
744 Cardley Ave Suite 100
Medford, OR 97504

State of Oregon, County of Klamath
Recorded 04/25/2005 3:15 Pm
Vol M05 Pg 29050
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

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

Eagle Point Development, LLC, an Oregon
Limited Liability Company
744 Cardley Ave Suite 100
Medford, OR 97504

Escrow No. MT68484-KR

STATUTORY WARRANTY DEED

Lorena Ohles, Grantor(s) hereby convey and warrant to **Eagle Point Development, LLC, an Oregon Limited Liability Company**, 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

That portion of the NW1/4 NE1/4 of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Southeast corner of the Northwest quarter of the Northeast quarter (NW1/4 NE1/4) of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence North along the centerline of the County Road 330 feet; thence West 1320 feet, more or less, to the quarter section line; thence South 330 feet; thence East 1320 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM that portion thereof in Orindale Road.

Tax Account No: 3908-012A0-04700-000

Key No: 494414

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 **\$50,000.00**.

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 25th day of April, 2005

Lorena E. Ohles
Lorena Ohles

State of Oregon
County of KLAMATH



This instrument was acknowledged before me on April 25, 2005 by Lorena Ohles.

Kristi L. Redd
(Notary Public for Oregon)
My commission expires 11/16/2007

2/00
AM