

05 APR 29 AM 10:41

MTK-68947 UV



Vol M05 Page 30593

State of Oregon, County of Klamath
Recorded 04/29/2005 10:41 a m
Vol M05 Pg 30593-94
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

THIS SPACE RES

After recording return to:
JAMES P. MC LAREN, JR.

22716 VARNEY CREEK ROAD
KLAMATH FALLS, OR 97601

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

JAMES P. MC LAREN, JR.
22716 VARNEY CREEK ROAD
KLAMATH FALLS, OR 97601

Escrow No. MT68947-LW

STATUTORY WARRANTY DEED

DONALD OLIVER BERRYESSA, III and SHERIE SYLVESTER BERRYESSA, as tenants by the entirety, Grantor(s) hereby convey and warrant to **JAMES P. MC LAREN, JR.**, 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:

SEE ATTACHED EXHIBIT "A"

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 **\$99,000.00**.

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 27 day of April 2005.

Donald Oliver Berryessa III
DONALD OLIVER BERRYESSA, III

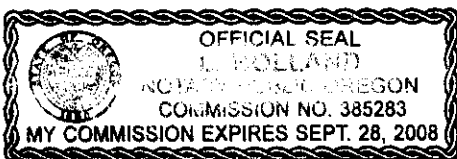
Sherie Sylvester Berryessa
SHERIE SYLVESTER-BERRYESSA

State of Oregon
County of Jackson

This instrument was acknowledged before me on 4/27, 2005 by DONALD OLIVER BERRYESSA, III and SHERIE SYLVESTER-BERRYESSA.

[Signature]
(Notary Public for Oregon)

My commission expires 9/28/08



260 am

30594**EXHIBIT "A"**
LEGAL DESCRIPTION

Lot 45, Block 3, Tract No. 1017, MOUNTAIN LAKE HOMESITES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3606-016D0-07900-000

Key No: 318739