

05 APR 29 PM 3:12

mtc-68849 st



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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Erik Nobel

2002 KIMBERLY DRIVE

Klamath Falls, OR 97603

State of Oregon, County of Klamath

Recorded 04/29/2005 3:12 PM

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Linda Smith, County Clerk

Fee \$ 26⁰⁰ # of Pgs 2

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

Erik Nobel

2002 KIMBERLY DRIVE

Klamath Falls, OR 97603

Escrow No. MT68849-SH

STATUTORY WARRANTY DEED

Harry T. Bushnell and Barbara B. Bushnell, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Erik Nobel and Amy L. Hathaway, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 **\$145,000.00**.

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 29 day of April, 2005

Harry T. Bushnell
Harry T. Bushnell

Barbara B. Bushnell
Barbara B. Bushnell

BY Harry T. Bushnell her Atty in fact
Harry T. Bushnell, Her Attorney In Fact

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on April 29, 2005 by Harry T. Bushnell, Individually and as Attorney In Fact for Barbara B. Bushnell.



Stacy M. Howard
(Notary Public for Oregon)
My commission expires 11/18/2007

2600
+m

EXHIBIT "A"
LEGAL DESCRIPTION

30758

A parcel of land situate in the SE1/4 of the NW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point 1320 feet East and 60 feet North of an iron pin driven into the ground just inside of the fence corner of the Southwest corner of the NW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, on the property of Otis V. Saylor, being the Southwest corner of said property abutting on the Dalles-California Highway; thence North 132 feet; thence East 330 feet; thence South 132 feet; thence West 330 feet to the point of beginning.

Tax Account No: 3909-001BD-01100-000

Key No: 507810