



After recording return to:

Michelle A. Thomas

740 Ponderosa  
Klamath Falls, OR

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

Michelle A. Thomas

Klamath Falls, OR

File No.: 7021-554252 (SAC)

Date: April 27, 2005

State of Oregon, County of Klamath  
Ti Recorded 04/29/2005 3:34 p m  
Vol M05 Pg 31029-31  
Linda Smith, County Clerk  
Fee \$ 31<sup>00</sup> # of Pgs 3

### STATUTORY WARRANTY DEED

**Jesse J. Talbott and Randy L. Norris and Linda C. Norris as tenants in common**, Grantor,  
conveys and warrants to **Michelle A. Thomas**, 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 **\$75,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 28 day of April, 2005

31030

APN: 8737385

Statutory Warranty Deed  
- continued

File No.: 7021-554252 (SAC)  
Date: 04/27/2005

  
Jesse J. Talbott

  
Randy L. Norris

  
Linda C. Norris

STATE OF Oregon )

)ss.

County of Klamath )

This instrument was acknowledged before me on this 28 day of April, 2005  
by **Jesse J. Talbott and Randy L. Norris and Linda C. Norris.**

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



**EXHIBIT A****LEGAL DESCRIPTION:**

A tract of land situated in the Southeast quarter of Section 25, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a brass nail and tag stamped CKF and set in the top of curb on the Northwest property corner of Lot 11, Block 5 as shown on Tract No. 1091 Lynnewood, Klamath Falls, Oregon; thence South 36°22'13" West, along the Westerly line of said Lot, 117.55 feet to a 5/8 inch rebar with an aluminum cap stamped City of Klamath Falls at the Southwest corner of said Lot 11; thence North 58°29'28" West, as shown on Record of Survey 5039 filed in the Klamath County Surveyors Office, 72.35 feet to a 5/8 inch rebar; thence South 66°52'22" West, as shown on said Record of Survey, 79.06 feet to a 5/8 inch rebar; thence North 30°36'14" West, as shown on Record of Survey 1838 filed in the Klamath County Surveyors Office, to the Southeast line of Lot 11, Block 6 as shown on Tract 1140 Lynnewood First Addition, Klamath Falls, Oregon; thence North 74°42'40" East, along the Southerly boundary line of said Tract 1140, to the Southwesterly right of way line of Ponderosa Drive and the beginning of a curve concave to the Northeast; thence Southeasterly, along said Southwesterly right of way line, on the arc of said curve 105.89 feet having radius of 50.00 feet (central angle of said curve = 121 degrees 20'19"), as shown on said Tract 1140, to the beginning of a reverse curve concave to the South; thence Easterly, continuing along said right of way line, on the arc of said reverse curve 47.84 feet having a radius of 50.00 feet (central angle of said curve = 54°49'13"), as shown on said Tract 1140, to the beginning of a compound curve concave to the Southwest; thence Southeasterly, continuing along said right of way line, on the arc of said compound curve 33.37 feet having a radius of 155.00 feet (central angle of said curve = 12°22'00"), as shown on said Tract 1140, to a brass nail and tag stamped CKF and set in the top of curb on the Southwesterly right of way line of Ponderosa Drive; thence South 53°38'55" East along said right of way line, 45.50 feet to the point of beginning.