

05 MAY 12 PM 0:10

MT6-69698TM



Vol M05 Page 34485

State of Oregon, County of Klamath
Recorded 05/12/05 3:10 p.m.
Vol M05 Pg 34485-86
Linda Smith, County Clerk
THIS SPACE RESERVED Fee \$ 26.00 # of Pgs 2

After recording return to:
Dennis Krueger

1700 McClellan Drive
Klamath Falls, OR 97603

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

Dennis Krueger
1700 McClellan Drive
Klamath Falls, OR 97603

Escrow No. MT69698-TM

STATUTORY WARRANTY DEED

Michael E. Sanchas and Dena M. Sanchas, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Dennis Krueger and Carol Krueger, 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

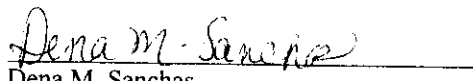
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$20,000.00**.

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.

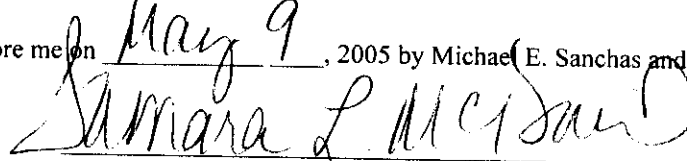
Dated this 9 day of May, 2005

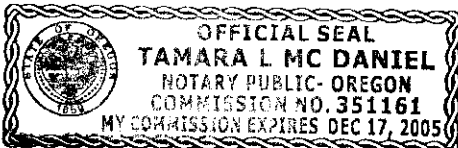

Michael E. Sanchas


Dena M. Sanchas

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on May 9, 2005 by Michael E. Sanchas and Dena M. Sanchas.


(Notary Public for Oregon)



My commission expires 12/17/05

34486

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land located in Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Southerly line of the SW1/4 NW1/4, 210 feet East of the Southeast corner of Summers Heights; thence North 30 feet; thence West 10 feet; thence North 90 feet; thence East to the Westerly line of the U.S.B.R. A-3-D Lateral; thence South along said Westerly line to the Southerly line of said SW1/4 NW1/4; thence Westerly along said Southerly line to the point of beginning.

EXCEPTING THEREFROM that portion thereof conveyed to Frances M. Dennis, Trustee of the Dennis Loving Trust by Bargain and Sale Deed dated December 17, 1997 in Volume M97, page 40983, Microfilm Records of Klamath County, Oregon, to complete Property Line Adjustment 24-97, said portion being described as follows:

Beginning at a 5/8" iron rod on the South line of the SW1/4 NW1/4 of said Section 14, said point being South 89° 57' 55" East 210 feet from the Southwest corner of the SE1/4 SW1/4 NW1/4 of said Section 14; thence North 00° 19' 12" West 29.17 feet to a 5/8" iron rod; thence South 89° 52' 50" East 174.95 feet to a 5/8" iron rod on the Westerly line of the U.S.B.R. A-3-D Lateral; thence South 01° 20' 47" East 28.92 feet along said Westerly line to a 5/8" iron rod on the South line of the SW1/4 NW1/4 of said Section 14; thence North 89° 57' 55" West 175.46 feet to the point of beginning. (Bearings based on record of Survey No. 6030.)

TOGETHER WITH an easement for access and utilities as created in deed recorded December 18, 1974 in Volume M74, page 16054, Microfilm Records of Klamath County, Oregon; AND TOGETHER WITH an easement for ingress, egress and utilities as granted in instrument recorded February 14, 1995 in Volume M95, page 3212, Microfilm Records of Klamath County, Oregon.

Tax Account No: 3909-014BC-07900-000

Key No: 572730