

MTT-69681

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**After recording return to:**

Lawyers Title Insurance Corporation  
1555 E. McAndrews Road, Suite 100  
Medford OR 97504

State of Oregon, County of Klamath  
Recorded 05/25/05 3:14 p.m.  
Vol M05 Pg 38470-71  
Linda Smith, County Clerk  
Fee \$ 26<sup>00</sup> # of Pgs 2

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

1624 Oregon Ave  
Medford OR 97501

'05 MAY 25 PM 3:14

## STATUTORY WARRANTY DEED

Beth Lowenbach

, Grantor, conveys and warrants to  
Robin Espasandin and Jane Espasandin, as tenants by the entirety as to an undivided 50%  
interest and Michael L. Friend, as to an undivided 50% interest

, Grantee, the following described real property free of encumbrances except as specifically set forth herein:  
See Exhibit "A" attached hereto and made a part hereof

This property is free of encumbrances, **EXCEPT:**  
See Exhibit "A" attached hereto and made a part hereof

The true 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 23 day of May, 2005

Beth Lowenbach

STATE OF OREGON, COUNTY OF Jackson

The foregoing instrument was acknowledged before me this 23 day of May, 2005, by  
Beth Lowenbach

Lori A. Billings  
Notary Public for Oregon  
My commission expires 1/20/06



2/6/06

**EXHIBIT A****38471**

The Southwest quarter of the Southeast quarter of Section 23, Township 37 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

Together With an easement for ingress and egress over and across the existing 60 foot wide rights of way in the North 1/2, Southwest 1/4 and Souther 1/4 Southwest 1/4 of Section 23, Township 37 South, Range 14 East, Willamette Meridian, Klamath County, Oregon as granted by instrument recorded October 19, 1990 in Volume M90, page 21049 Microfilm records of Klamath County, Oregon.

Subject to:

Covenants, conditions, restrictions, reservations, rights and rights of way now of record on the subject property.