



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Cecil D. Hard

5975 Reeder Road

Klamath Falls, OR 97603

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

Cecil D. Hard

5975 Reeder Road

Klamath Falls, OR 97603

Escrow No. MT69487-MS

State of Oregon, County of Klamath
Recorded 05/31/05 3:40 PM
Vol M05 Pg 40184-85
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

Gary M. Madden and Cheryl Y. Madden, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Cecil D. Hard**, 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 **\$245,000.00**.

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.

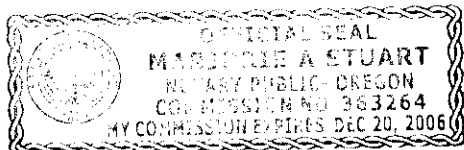
Dated this 27th day of May, 2005

Gary M. Madden
Gary M. Madden

Cheryl Y. Madden
Cheryl Y. Madden

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 5/27, 2005 by Gary M. Madden and Cheryl Y. Madden.



Madeline A. Stuart
(Notary Public for Oregon)

My commission expires 12/20/06

EXHIBIT "A"
LEGAL DESCRIPTION

40185

A tract of land situated in the W1/2 of the SE1/4 of Section 17, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of the SE1/4 of said Section 17 which is North 00 degrees 07' 58" East 830.00 feet from a brass cap monument marking the S1/4 corner of said Section 17; thence South 89 degrees 52' 02" East 30.00 feet to a 5/8 inch iron pin; thence continuing South 89 degrees 52' 02" East 1272.70 feet to a 5/8 inch iron pin; thence continuing South 89 degrees 52' 02" East 30.00 feet to the East line of the W1/2 of the SE1/4 of said Section 17; thence North 00 ° 07' 21" East along said East line 260.00 feet; thence North 89 degrees 52' 02" West 30.00 feet to a 5/8 inch iron pin; thence continuing North 89 degrees 52' 02" West 1272.65 feet to a 5/8 inch iron pin; thence continuing North 89 degrees 52' 02" West 30.00 feet to the West line of the SE1/4 of said Section 17; thence South 00 degrees 07' 58" West 260.00 feet to the point of beginning.

EXCEPTING THEREFROM a parcel of land situated in the W1/2 of the SE1/4 of Section 17 Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin on the Easterly right of way line at that certain road known as Reeder Road, from which the S1/4 corner of said Section 17 bears the following two bearings and distances: North 89 degrees 52' 02" West 30.00 feet, South 00 degrees 07' 58" West 830.00 feet; thence from said point of beginning South 89 degrees 52' 02" East 624.69 feet to a 5/8" iron pin, thence North 00 degrees 44' 18" East 260.02 feet to a 5/8" iron pin, thence North 89 degrees 52' 02" West 627.43 feet to a 5/8" iron pin on the Easterly right of way line of said Reeder Road, thence South 00 degrees 07' 58" West along the Easterly right of way of said Reeder Road, 260.00 feet to the point of beginning.

Account No.: 3910-01700-02300-000

Key No.: 597606