

EA NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



CHRISTINE BAXENDALE

19336 Anderson Rd
INEERIE, OR 97633

Grantor's Name and Address

Rhonda Platt

2305 Temple Dr.
Medford, OR 97504

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Rhonda Platt

2305 Temple Dr.

Medford, OR 97504

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Rhonda Platt

2305 Temple Dr.

Medford, OR 97504

Vol M05 Page 41020

State of Oregon, County of Klamath

Recorded 06/02/05 1:30 P m

Vol M05 Pg 41020-21

Linda Smith, County Clerk

Fee \$ 20.00 # of Pgs 2

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that CHRISTINE BAXENDALE

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Rhonda Platt

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

See "exhibit A"

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

those items of record if any of the date of this deed including any real property taxes due, but not yet payable.

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1.00. However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols [Ⓢ], if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on MAY 20, 2005; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

x Christine R. Baxendale

STATE OF OREGON, County of Klamath ss.

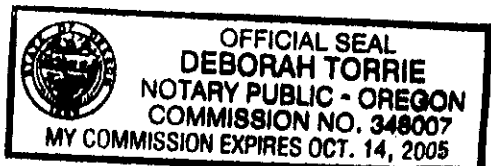
This instrument was acknowledged before me on May 20, 2005 by Christine Rose Baxendale

This instrument was acknowledged before me on

by

as

of



Deborah Torrie
Notary Public for Oregon
My commission expires Oct. 14, 2005

Tara Agueda

EXHIBIT "A"
LEGAL DESCRIPTION

A piece or parcel of land situate in the NE1/4 NW1/4 of Section 5, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the Southerly right-of-way line of Anderson Road from which point a railroad spike marking the Northwest corner of Section 5, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, bears North 30.0 feet and South 89 degrees 53' 10" West 2256.16 feet distant; thence North 89 degrees 53' 10" East 390.34 feet, more or less, along said Southerly right-of-way line to a point on the North-South center line of said Section 5; thence South 112.16 feet along said North-South center line to a point; thence South 76 degrees 42' 30" West 136.70 feet to a point; thence North 81 degrees 00' 30" West 125.00 feet to a point; thence North 60 degrees 23' 00" West 108.27 feet to a point; thence North 29 degrees 39' 20" West 80.28 feet, more or less, to the point of beginning.