

05 JUN 7 PM3:03

MTT-69681

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After recording return to:

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

Vol M05 Page 38470

State of Oregon, County of Klamath  
Recorded 05/25/05 3:14 p.m.  
Vol M05 Pg 38470-71  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

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

1924 Oregon Ave  
Medford OR 97504

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05 MAY 25 PM3:14

## 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

State of Oregon, County of Klamath  
Recorded 06/07/05 3:03 p.m.  
Vol M05 Pg 42266-67  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

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

[Signature]  
Notary Public for Oregon  
My commission expires 1/20/06



\*re-recorded to correct legal description.

2005  
2/2/06  
[Signature]

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~~ <sup>#southeast</sup> and ~~Southeast 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.