

05 JUN 7 PM 3:05

MTZ-69695 SH



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State of Oregon, County of Klamath

Recorded 06/07/05 3:05 p m

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THIS SPACE RE Linda Smith, County Clerk

Fee \$ 26<sup>00</sup> # of Pgs 2

After recording return to:

Timothy W. Bartlett

1629 Crescent Avenue

Klamath Falls, OR 97601

Until a change is requested all

tax statements shall be sent to

The following address:

Timothy W. Bartlett

1629 Crescent Avenue

Klamath Falls, OR 97601

Escrow No.

MT69695-SH

### STATUTORY WARRANTY DEED

**Derek Porter and Jennifer Jensen-Porter, who aquired title as Jennifer Jensen, with the rights of survivorship, Grantor(s) hereby convey and warrant to Timothy W. Bartlett and Heather R. Bartlett, 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 **\$115,000.00.**

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 6 day of June, 2005

Derek Porter

Derek Porter

Jennifer Jensen-Porter

Jennifer Jensen-Porter

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on June 6, 2005 by Derek Porter and Jennifer Jensen-Porter.



Stacy M. Howard  
(Notary Public for Oregon)

My commission expires 11/18/2007

2600 am

EXHIBIT "A"  
LEGAL DESCRIPTION

42388

Beginning at a point on the West line of Tract 16 of the Resubdivision of Tracts 25 to 32, inclusive of ALTAMONT RANCH TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, which point is South  $82 \frac{2}{3}$  feet from the Northwest corner of said Tract 16 running thence East a distance of 267 feet; thence South parallel with the West line of said Tract 16 a distance of  $82 \frac{2}{3}$  feet; thence West a distance of 267 feet, more or less to the West line of said Tract 16; thence North  $82 \frac{2}{3}$  feet to the place of beginning.

EXCEPTING THEREFROM the West 10 feet heretofore deeded to Klamath County by Deed dated March 1, 1944, recorded September 11, 1944, on page 527 of Volume 168, Deed Records of Klamath County, Oregon.

Tax Account No: 3909-015AB-01800-000

Key No: 578217