

10:04 AM 06/08/05

Vol M05 Page 42542

State of Oregon, County of Klamath

Recorded 06/08/05 9:31a m

Vol M05 Pg 42542

Linda Smith, County Clerk

Fee \$ 26⁰⁰ # of Pgs 2

After recording return to:
WESTERN TITLE & ESCROW COMPANY
16455 WILLIAM FOSS ROAD
LA PINE, OR 97739

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

ALLEN B. ANDRUS
54387 SILVER FOX DRIVE
SUNRIVER, OR 97707

1st 542558

WARRANTY DEED -- STATUTORY FORM

EDWARD SINCLAIR LETTS, Grantor,

conveys and warrants to

ALLEN B. ANDRUS, Grantee,

the following described real property, free of encumbrances except as
specifically set forth herein, to wit:

Tax Account No(s): 149912

Map/Tax Lot No(s): 2408-36-1900

This property is free from encumbrances, EXCEPT: All those items of record, if
any, as of the date of this deed, including any real property taxes due, but
not yet payable.

The true consideration for this conveyance is \$38,500.00 .

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.

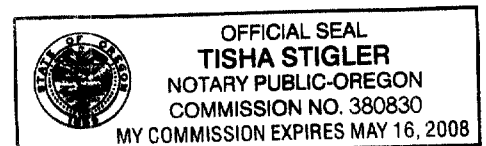
Dated this 26 day of May, 2005.

Edward Sinclair Letts
EDWARD SINCLAIR LETTS

STATE OF OREGON, COUNTY OF) SS. *Multnomah*

This instrument was acknowledged before me on May 26, 2005 by EDWARD SINCLAIR
LETTS.

Tisha Stigler
(Notary Public for Oregon)
My commission expires May 16, 2008



TITLE NO. 14-0038905
ESCROW NO. 14-0038905

765

42543

Exhibit "A"

Real property in the County of Klamath, State of Oregon, described as follows:

Beginning at the intersection of the South line of Section 36, Township 24 South, Range 8 East of the Willamette Meridian, with the West line of the Gilchrist Railroad; thence West along said South line a distance of 1000 feet to a point; thence North at right angles to said South line a distance of 200 feet to a point; thence East parallel to said South line, and distance 200 feet therefrom, a distance of 1170 feet, more or less, to a point on the Westerly line of said railroad; thence Southwesterly along said Westerly right of way line a distance of 240 feet, more or less, to the point of beginning.

Tax Parcel Number: 149912