

05 JUN 13 PM 3:20

State of Oregon, County of Klamath
Recorded 06/13/05 3:28 p m
Vol M05 Pg 44084-85
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

lot 575704
WARRANTY DEED -- STATUTORY FORM

BENNIE J. SCHULTZ, CO-TRUSTEE'S OF THE SCHULTZ LIVING TRUST, Grantor,

conveys and warrants to

SUSAN KENT and TED LADD, Grantee,

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

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

Tax Account No(s): 154709
Map/Tax Lot No(s): 2409-30CD-3500

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 \$25,000.00 .

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.

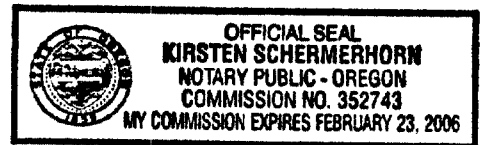
Dated this 31st day of May, 2005.

Bennie J. Schultz
BENNIE J. SCHULTZ, CO TRUSTEE'S

STATE OF OREGON, COUNTY OF LANE) SS.

This instrument was acknowledged before me on May 31, 2005 by BENNIE J. SCHULTZ, CO TRUSTEE'S OF THE SCHULTZ LIVING TRUST.

Kirsten Schermerhorn
(Notary Public for Oregon)
My commission expires 2-23-06



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:
SUSAN KENT & TED LADD
18466 VAN FLEET AVEUNE
SANDY, OR 97055-9314

TITLE NO. 7029575704
ESCROW NO. 14-0031105

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Exhibit "A"

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

Beginning 193 feet Southerly of the intersection of the Easterly line of Main St. extended of the Town of Crescent, Oregon, and the South line of the USFS Tract of Crescent, Oregon; thence Southeasterly and at right angles to the Easterly line of Main St. extended a distance of 652.2 feet; thence Southwesterly parallel with said Main St. 200 feet; thence Northwesterly at a right angle with said Main St. 652.2 feet to the Southeasterly boundary of Main St.; thence Northeasterly along the Southeast boundary of Main St., a distance of 200 feet to the true point of beginning.

All said property being in the SE 1/4 of SW 1/4 of Section 30, Township 24 South, Range 9 East of the Willamette Meridian in Town of Crescent, Klamath County, Oregon.

Tax Parcel Number: 154709