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05 JUN 20 PM2:46

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

Vol M05 Page 46038James C Callahan22451 Hwy 70Bonanza OR 97623

Grantor's Name and Address

Meghan C CallahanBuddy E Kneiss22451 Hwy 70, Bonanza OR 97623

Grantee's Name and Address

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

James Callahan22451 Hwy 70 Bonanza OR 97623

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

James C Callahan22451 Hwy 70 Bonanza OR

State of Oregon, County of Klamath

Recorded 06/20/05 2:46 p mVol M05 Pg 46038

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

ixed.

eputy.

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that James C Callahanhereinafter called grantor, for the consideration hereinafter stated, to grantor paid by James C Callahan,  
Meghan C Callahan, & Buddy E Kneisshereinafter 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 Co County, State of Oregon, described as follows, to-wit:

A portion of the Northeast one quarter of the Northwest one quarter of Section 34, Township 38, South, range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon, beginning 209 feet North of the Southeast corner of the Northeast quarter of the Northwest quarter of said section; thence West 418 feet; thence South 178 feet to the right of way line of the Dairy-Bonanza Highway; thence West along said right of way line 36 feet; thence North about 460 feet to the Southerly right of way line of the Klamath Falls-Lakeview Highway #140 (formerly #66); thence Northeasterly along said right of way line about 650 feet to the East line of the said NE 1/4 of the NW 1/4 of Section 34; thence South along said line about 731 feet to the point of beginning.

(CODE 37 MAP 3811-V34BO TL 1500 KEY #485120)

(CODE 37 MAP 3811-V34BO TL 1600 KEY #485148)

(CODE 37 MAP 3811-V34BO TL 1400 KEY #485157)

(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):

with no exceptions

, 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 \$ 0. <sup>①</sup> 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. <sup>①</sup> (The sentence between the symbols <sup>①</sup>, 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 6/20/05; 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.

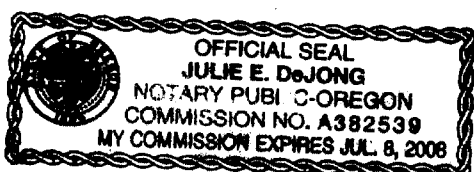
James C CallahanSTATE OF OREGON, County of KlamathThis instrument was acknowledged before me on June 20, 2005 ss. Callahan, James C

This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_

Julie E DeJong  
Notary Public for OregonMy commission expires Jul 8, 2008