

05 JUN 20 PM3:45

State of Oregon, County of Klamath

Recorded 06/20/05 3:45 P m

Vol M05 Pg 46193-94

Linda Smith, County Clerk

Fee \$ 26⁰⁰ # of Pgs 2

1st 552610

WARRANTY DEED -- STATUTORY FORM

ROBERT SWEAT and JEAN SWEAT, as tenants by the entirety, Grantor,
conveys and warrants to

ALLEN WYLIE and SANDRA SANDS, not as tenants in common, but with the right of survivorship, Grantee,

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

Tax Account No(s): 152738 48816

Map/Tax Lot No(s): 2409-30AB-1000 M-118952

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 \$45,000.00 .

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 22 day of April, 2005.

Robert Sweat
ROBERT SWEAT

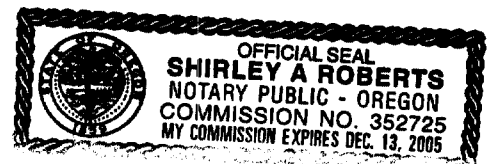
Jean Sweat
JEAN SWEAT

STATE OF OREGON, COUNTY OF Josephine SS.

This instrument was acknowledged before me on April 22, 2005 by ROBERT SWEAT and JEAN SWEAT.

Shirley A. Roberts
(Notary Public for Oregon)

My commission expires 12/13/05



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 WYLIE & SANDRA SANDS
3450 SW 81ST STREET
REDMOND, OR 97756

TITLE NO. 14-0018705
ESCROW NO. 14-0018705

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Exhibit "A"

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

Beginning at an iron pipe on the Easterly right of way of U.S. Highway 97 (this iron pipe is South 15°34' West 870.2 feet from the intersection of this Easterly right of way line, and the Section line of Section 19 and Section 30, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence South 74°26' East 200 feet to an iron pipe; thence South 15°34' West 220 feet to an iron pipe; thence North 74°26' West 200 feet to an iron pipe on the Easterly right of way line of U.S. Highway 97; thence North 15°34' East 200 feet along said right of way line to the point of beginning.

Tax Parcel Number: 152738