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MTZ-69892 MS



Vol. M05 Page 47313

State of Oregon, County of Klamath
Recorded 06/23/05 10:57 a m
Vol M05 Pg 47313-14
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

THIS SPACE RESERV

After recording return to:
Harold Mathiesen and Marjean Mathiesen,
Trustees of the Harold and Marjean Mathiesen
1996 Trust dated November 6, 1996
2725 W Fir Ave
Fresno, CA 93711

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

Harold Mathiesen and Marjean Mathiesen,
Trustees of the Harold and Marjean Mathiesen
1996 Trust dated November 6, 1996
2725 W Fir Ave
Fresno, CA 93711

Escrow No. MT69892-MS

STATUTORY WARRANTY DEED

James F. Snook and Loretta J. Snook, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Harold Mathiesen and Marjean Mathiesen, Trustees of the Harold and Marjean Mathiesen 1996 Trust dated November 6, 1996**, 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 **\$259,000.00**.

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.

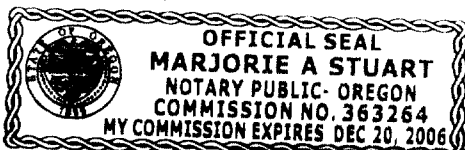
Dated this 17th day of June, 2005

James F. Snook
James F. Snook

Loretta J. Snook
Loretta J. Snook

State of Oregon
County of Klamath

This instrument was acknowledged before me on 6/17, 2005 by James F. Snook and Loretta J. Snook.



[Signature]
(Notary Public for Oregon)

My commission expires 12/20/06

2600

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

That portion of Section 23, Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon, more fully described as, commencing at the West 1/4 corner, Section 23, marked by a Klamath County Surveyor Brass Cap and the true point of beginning; thence North 89 degrees 32' 24" East a distance of 657.5 feet, more or less to a point on the West boundary of State Highway 232 right-of-way; thence North 23 degrees 06' 56" West, a distance of 21.5 feet to an existing railroad tie fence post; thence North 89 degrees 52' 48" West a distance of 653.0 feet to an existing railroad tie fence post; thence South 08 degrees 35' 17" East a distance of 26.7 feet to the Point of Beginning.

Tax Account No: 3307-V2300-00300-000

Key No: 816852

PARCEL 2:

That portion of the N1/2 NW1/4 SW1/4 and the N1/2 N1/2 SE1/4 NW1/4 SW1/4 of Section 23, Township 33 South, Range 7 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying Westerly of the Dalles-California Highway #232 and Easterly of the Crater Lake Highway.

Tax Account No: 3307-V2300-00400-000

Key No: 74760

TOGETHER WITH a 1980 HOMETTE mobile home, Plate #X162600