

After Recording Return to:
TIMOTHY V. GRIFFITHS and MELISSA GRIFFITHS
6850 Camp Creek Rd
Manhattan, MT. 59741
Until a change is requested all tax statements
Shall be sent to the following address:
TIMOTHY V. GRIFFITHS and MELISSA GRIFFITHS
Same as above

State of Oregon, County of Klamath
Recorded 06/23/05 11:22 a. m
Vol M05 Pg 473 26-27
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

Aspen Title & Escrow, Inc.
WARRANTY DEED
(INDIVIDUAL)

DEREK SCHUMAN and PATRICIA SCHUMAN, herein called grantor, convey(s) to **TIMOTHY V. GRIFFITHS and MELISSA GRIFFITHS**, husband and wife, herein called grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$36,639.73**.
(here comply with the requirements of ORS 93.930)

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 **June 20, 2005**.

Derek Schuman

DEREK SCHUMAN
Patricia Schuman

PATRICIA SCHUMAN

STATE OF OREGON, County of **Klamath**) ss.

On June 21, 2005 personally appeared the above named **DEREK SCHUMAN and PATRICIA SCHUMAN** and acknowledged the foregoing instrument to be their voluntary act and deed.

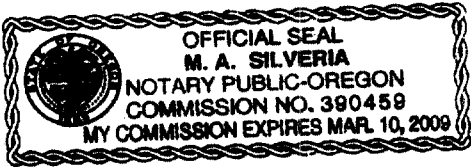
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00061686

Before me: *M. A. Silveria*
Notary Public for Oregon
My commission expires: 3/10/09

Official Seal



PARCEL 1:

All that portion of Lots 20 and 21, Resubdivision Plat of Block 125, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, of Klamath County, Oregon, described as follows:

Beginning at the Northeast corner of Lot 21; thence West along the North line of Lot 21, 17 feet; thence Southwesterly at an angle of 103° 37' with Orchard Avenue 77 feet, more or less, to the Southwesterly line of Lot 21; thence Southeasterly 4.5 feet to the South corner of Lot 21; thence Southeasterly along Southwesterly line of Lot 20, 31 feet; thence Northeasterly at an angle of 104° 30' with Orchard Avenue 98.3 feet, more or less, to the North line of Lot 20; thence West 18 feet to the point of beginning.

PARCEL 2:

Being all that portion of the strip of land contiguous to the Southeasterly 4.5 feet (Deed distance) of Lot 21 and the Southwesterly 31 feet (Deed distance) of Lot 20, Block 125, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, shown on the map filed May 1, 1926 in the Klamath County Records and between the extensions of the boundary lines which subdivide the East portion of said Lot 21 and the West portion of said Lot 20 as described in the Warranty Deed dated September 20, 1974, recorded in Volume M 74 at Page 12453, Microfilm Records of Klamath County, Oregon, when extended to the centerline of that strip of land described in that certain correction deed to the United States dated September 28, 1912, recorded in Book 38 at Page 209, Deed Records of Klamath County, Oregon.

CODE 001 MAP 3809-033AD TL 02400 KEY# 481856