

05 JUN 30 PM 2:45

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State of Oregon, County of Klamath
Recorded 06/30/05 2:45 p m
Vol M05 Pg 49920-22
Linda Smith, County Clerk
Fee \$ 31.00 # of Pgs 3

After recording return to:
Terry L. Cheyne and Sandra K.
Cheyne
1243 McClellan Drive
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Terry L. Cheyne and Sandra K. Cheyne
1243 McClellan Drive
Klamath Falls, OR 97603

File No.: 7021-599419 (DMC)
Date: June 23, 2005

STATUTORY WARRANTY DEED

Herbert W. Waits, Jr., Grantor, conveys and warrants to **Terry L. Cheyne and Sandra K. Cheyne**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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.

The true consideration for this conveyance is **\$180,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 24 day of June, 2005.

31/F ✓

49921

APN: 451479

Statutory Warranty Deed
- continued

File No.: 7021-599419 (DMC)
Date: 06/23/2005

Herbert W. Waits Jr.
Herbert W. Waits Jr.

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 24 day of June, 2005
by **Herbert W. Waits, Jr.**



Dori Crain
Dori Crain
Notary Public for Oregon
My commission expires: November 7, 2005

EXHIBIT A**LEGAL DESCRIPTION:**

A parcel of land lying in the NE 1/4 SW 1/4 of Section 36, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Easterly line of First Addition to Moyina, said point being North 0°16' West 120.0 feet from the Southeasterly corner of said First Addition to Moyina; thence North 0°16' West 85.86 feet along the Easterly line of said First Addition to Moyina to a point; thence North 89°44' East 120.0 feet to a point; thence South 0°16" East 85.86 feet to a point; thence South 89°44" West 120.0 feet to the point of beginning.