



After recording return to:
First American Title Co.
P. O. Box 477
Florence, OR 97439

Until a change is requested all tax statements
shall be sent to the following address:
James Scott McKee

File No.: 7193-554906 (CSK)
Date: June 30, 2005

THIS SI

State of Oregon, County of Klamath
Recorded 07/06/05 3:50 p m
Vol M05 Pg 51595-97
Linda Smith, County Clerk
Fee \$ 31.00 # of Pgs 3

STATUTORY WARRANTY DEED

Michael D. Ryser and Catherine C. Ryser, Grantor, conveys and warrants to **James Scott McKee, a married man as his sole and separate property**, 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.
2. The **2005-06** Taxes, a lien not yet payable..

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 **\$150,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 15 day of July, 2005.

Michael D. Ryser
Michael D. Ryser

Catherine C. Ryser
Catherine C. Ryser

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 1 day of July, 2005
by **Michael D. Ryser and Catherine C. Ryser.**

Beverly Swafford

Notary Public for Oregon
My commission expires: May 19, 2008

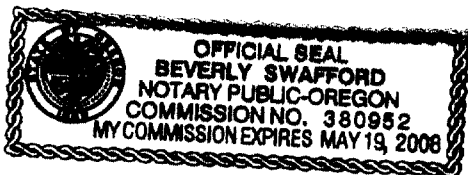


EXHIBIT A**LEGAL DESCRIPTION:**

A portion of the NW1/4 SE1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is 662 feet Westerly on the Northerly right of way line of the Dalles-California Highway, from the Southeast corner of the SW1/4 SE1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, and thence North 1241.46 feet, more or less, to the true point of beginning, which point is the Southeast corner of "a strip of land 139.3 feet wide", described in a deed from Allen Golden and Beulah Golden, to James William Parks, recorded in Klamath County deed records Volume 235 Page 4; thence South 85°28' West, along the Southerly line of said "strip of land 139.3 feet wide", a distance of 227 feet; thence South 192 feet; thence North 85°28' East 227 feet; thence North 192 feet, more or less to the true point of beginning.

TOGETHER WITH an easement for permanent and perpetual right of way over the North 20 feet of that property described in Contract of Sale in Volume M70 Page 5361, which easement shall be appurtenant to property of Melvin R. Griffith on the East and shall run with the land.