

05 JUL 14 PM 2:50

MT-70345 TM

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State of Oregon, County of Klamath

Recorded 07/14/05 2:50 p m

Vol M05 Pg 54145-46

Linda Smith, County Clerk

THIS SPACE Fee \$ 26.00 # of Pgs 2

After recording return to:

MICHAEL E. SINNOCK

19434 Hwy 174

Grass Valley, CA 95945

Until a change is requested all

tax statements shall be sent to

The following address:

MICHAEL E. SINNOCK

19434 Hwy 174

Grass Valley, CA 95945

Escrow No. MT70345-TM

Title No. 0070345

STATUTORY WARRANTY DEED

NANCY KINCHELOE, Grantor(s) hereby convey and warrant to **MICHAEL E. SINNOCK and DEBORAH A. SINNOCK, husband and wife**, 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 **\$225,000.00**.

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 11 day of July, 2005.

Nancy Kincheloe
NANCY KINCHELOE

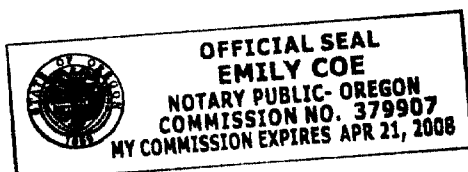
State of Oregon

County of KLAMATH

This instrument was acknowledged before me on July 11, 2005 by NANCY KINCHELOE.

Emily Coe
(Notary Public for Oregon)

My commission expires April 21, 2008



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EXHIBIT "A"
LEGAL DESCRIPTION

54146

That portion of the W1/2 SE1/4, Section 30, Township 39 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at the Southeast corner of the W1/2 SE1/4, said Section 30; thence North 290 feet to a point; thence West parallel with the South line of said W1/2 SE1/4, Section 30, to the Easterly right of way line of Harpold Road; thence Southerly along the Easterly right of way line of said Harpold Road to the South boundary line of said W1/2 SE1/4, Section 30; thence Easterly along the Southerly line of said W1/2 SE1/4, Section 30, 987 feet, more or less, to the point of beginning.

Tax Account No.:3911-03000-02300-000

Key No.: 608444