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Vol M05 Page 56484

State of Oregon, County of Klamath
Recorded 07/22/05 11:53 a m
Vol M05 Pg 56484-86
Linda Smith, County Clerk



THIS SPA Fee \$ 31⁰⁰ # of Pgs 3

After recording return to:
Ed Shuey and Christine Shuey

*PO Box A
Chemult OR 97731*

Until a change is requested all tax statements
shall be sent to the following address:
Ed Shuey and Christine Shuey

same

File No.: 7021-601928 (SAC)
Date: June 21, 2005

STATUTORY WARRANTY DEED

Deaconess Medical Center Foundation, a Washington non-profit corporation, Trustee under the Bertha L. Williams Unitrust Agreement dated December 21, 1983, Grantor, conveys and warrants to Ed Shuey and Christine Shuey as tenants by the entirety, 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 **\$6,800.00**. (Here comply with requirements of ORS 93.030)

Dated this 12th day of July, 2005.

31F1

56485

APN: 791003

Statutory Warranty Deed
- continued

File No.: 7021-601928 (SAC)
Date: 06/21/2005

Deaconess Medical Center Foundation, a
Washington non-profit corporation, Trustee
under the Bertha L. Williams Unitrust
Agreement dated December 21, 1983

Jeff A. Nelson
By: Jeff A. Nelson, Chief Executive
Officer

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 12th day of July, 2005
by Jeff A. Nelson as Chief Executive Officer of Deaconess Medical Center Foundation, a Washington non-
profit corporation, Trustee under the Bertha L. Williams Unitrust Agreement dated December 21, 1983,
on behalf of the .



Deborah K. Slater
Notary Public for ~~Oregon~~ Washington
My commission expires: 12/5/2007

APN: 791003

Statutory Warranty Deed
- continuedFile No.: 7021-601928 (SAC)
Date: 06/21/2005**EXHIBIT A****LEGAL DESCRIPTION:**

An undivided 1/2 interest in and to the following described property:

Beginning at the Southwest corner of Lot 1 Block 6 of Chemult, situate in the NW 1/4 SW 1/4 of Section 21, Township 27 South, Range 8 East of the Willamette Meridian, and running thence South 19°20' East a distance of 80 feet to the Northwest corner of Lot 4 Block 7; thence South 70°40' West a distance of 150 feet; thence South 19°20' East a distance of 150 feet; thence South 70°40' West to an intersection with the West line of Section 21; thence North following the Westerly line of Section 21 to a point which marks the intersection of the South line of Lot 1 of Block 6 extended to an intersection with the Westerly line of Section 21; thence North 70°40' East a distance of 400 feet more or less, to the point of beginning, said tract being a portion of the NW 1/4 SW 1/4 and the SW 1/4 SW 1/4 of Section 21, Twp. 27 South, Range 8 E. W.M.

LESS that portion of said tract conveyed to Jane A. Priest by Deed recorded November 20, 1957 in Volume 295 page 549, Deed records of Klamath County, Oregon.

ALSO LESS: Beginning at the Northwest corner of Lot 3 Block 7 Chemult; thence South 70°40' West along the Northerly line of Lot 3 extended and Southwesterly line of the Tract conveyed to Jane A. Priest by Deed recorded November 20, 1957 in Volume 295 page 549, Deed records of Klamath County, Oregon, 150 feet to the point of beginning; thence Southeasterly parallel with the Westerly line of Lots 3 and 2, Block 7, Chemult, 30 feet; thence South 70°40' West parallel to the Northerly line of Lot 3 extended 30 feet; thence Northwesterly parallel with the Westerly line of said Lots 3 and 2 Block 7 Chemult, 30 feet; thence Northeasterly along the Northerly line of said Lot 3 extended 30 feet to the point of beginning.

ALSO LESS: Beginning at the Southwest corner of Lot 1 Block 6 of Chemult, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and running thence South 19°20' East a distance of 80 feet to the Northwest corner of Lot 4 Block 7, Chemult; thence South 70°40' West a distance of 200 feet; thence South 19°20' East parallel to the Westerly line of Lot 5 Block 7, Chemult, a distance of 50 feet; thence South 70°40' West along the extended Northerly line of Lot 3 Block 7, Chemult, to an intersection with the West line of Section 21; thence North following the Westerly line of Section 21 to a point which marks the intersection of the South line of Lot 1, Block 6, Chemult, extended to an intersection with the Westerly line of Section 21; thence North 70°40' East a distance of 400 feet, more or less, to the point of beginning.