

05 JUL 25 AM 11:17

MT70279 MS



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Sherri Lyn Edgar
640 E. 900 N. #17
Logan, UT 84321

State of Oregon, County of Klamath
Recorded 07/25/05 11:17 A m
Vol M05 Pg 56920-21
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

Until a change is requested all
tax statements shall be sent to
The following address:

Sherri Lyn Edgar
640 E. 900 N. #17
Logan, UT 84321

Escrow No. MT70279-MS

STATUTORY WARRANTY DEED

Caroline A. Medina, Trustee or Successor of the Caroline A. Medina Revocable Trust Initially Created January 1, 2001, Grantor(s) hereby convey and warrant to **Sherri Lyn Edgar**, 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 **\$39,000.00**.

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 19th day of July, 05.

Caroline A. Medina, Trustee or Successor of the Caroline A. Medina Revocable Trust Initially Created January 1, 2001

BY: Caroline A. Medina
Caroline A. Medina, Trustee

STATE OF CALIFORNIA
COUNTY OF Sacramento ss.

On 19 JUL, 2005 before me, Branden Sanderson Notary Public personally appeared Caroline A. Medina, Trustee or Successor of the Caroline A. Medina Revocable Trust Initially Created January 1, 2001 personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that executed the same in authorized capacity(ies), and that by signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.
Signature [Signature]



26.00 AM

EXHIBIT "A"
LEGAL DESCRIPTION

That portion of Government Lot 14, Section 18, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying East of State Highway No. 427, more particularly described as follows:

Beginning at the Northeast corner of the above described parcel, said beginning point also being the Southeast corner of Parcel of land deeded to Alfred L. Edgar and Judy A. Edgar, recorded March 11, 1988 in Book M88 at Page 3461, said point lying South 0° 09'35" West 180 feet from the Northwest corner of Lot 51, Block 22, Tract 1113, Oregon Shores – Unit 2; thence continuing South 0° 09'35" West along the Westerly line of said Block 22, a distance of 100 feet to a point; thence West a distance of 241 feet; thence North 0° 09'35" East a distance of 180 feet to the Southerly line of parcel deeded March 11, 1988 in Book M88 at Page 3461; thence East along said Southerly line a distance of 241 feet to the point of beginning.

TOGETHER WITH an easement for vehicular and public utility access as created by instrument recorded May 10, 1984 in Volume M84, page 7786, Microfilm Records of Klamath County, Oregon.

Tax Account No: 3507-018BD-00500-000

Key No: 59073