

05 JUL 25 PM 3:06



~ MTC- 70231KR ~

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Joshua D. Cole
83 Mary Avenue Av
Woodland, CA 95695

State of Oregon, County of Klamath

Recorded 07/25/05 3:06 P m

Vol M05 Pg 57208-209

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:

Joshua D. Cole
83 Mary Avenue Av
Woodland, CA 95695

Escrow No. MT70231-KR
Title No. 0070231

SWD

STATUTORY WARRANTY DEED

Bernard John Lundberg and Donna Jean Lundberg as Trustees of the Lundberg Living Trust dated November 22, 1993, Grantor(s) hereby convey and warrant to **Joshua D. Cole**, 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:

LEGAL DESCRIPTION

That portion of Lots 1 and 2 in Block 69 of BUENA VISTA ADDITION to the City of Klamath Falls as adjusted by City of Klamath Falls Property Line Adjustment, No. 47-96, being more particularly described as follows:

Beginning at the Southeast corner of said Lot 1 in Block 69 of said plat; thence North 00°22'19" West along the East line of said Lot 1, 102.02 feet to a point marked by a 5/8" X 30" iron pin with Tru-Line Surveying, Inc., plastic cap and the true point of beginning; thence continuing North 00°22'19" West along the East line of said Lot 1, 107.70 feet to the Northeast corner of said Lot 1; thence West along the North line of said Lots 1 and 2, 108.53 feet to the Northwest corner of said Lot 2, marked by a 5/8" iron pin with Tru-Line Surveying plastic cap; thence South 00°06'51" West along the West line of said Lot 2, 107.69 feet to a point marked by a 5/8" X 30" iron pin with Tru-Line Surveying, Inc., plastic cap; thence South 89°53'09" East 109.44 feet to the true point of beginning.

Tax Account No: 3809-029CB-00200-000

Key No: 299251

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 **\$105,000.00**.

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.

26.04M

Dated this 19th day of July, 2005.

57209

Lundberg Living Trust

BY Bernard John Lundberg Trustee
Bernard John Lundberg, Trustee

BY Donna Jean Lundberg Trustee
Donna Jean Lundberg, Trustee

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 19, 2005 by Bernard John Lundberg and Donna Jean Lundberg as Trustees of the Lundberg Living Trust dated November 22, 1993.

Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2007

