



After recording return to:  
Cynde Landers

Campus Green MHPark  
1285 Plumas St. #8

Yuba City, CA 95991

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

Cynde Landers

Same

File No.: 7021-588403 (SAC)

Date: June 17, 2005

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath  
Recorded 07/26/05 3:19 p.m.  
Vol M05 Pg 57860-63  
Linda Smith, County Clerk  
Fee \$ 36.00 # of Pgs 4

### STATUTORY WARRANTY DEED

**Alvin M. Hamlin Trustee of the Alvin M. Hamlin Living Trust and Merry Ann Hamlin Trustee of the Merry Anne Hamlin Living Trust**, Grantor, conveys and warrants to **Cynde Landers**, 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 **\$925,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 15<sup>th</sup> day of July, 2005.

Page 1 of 4

36F

57861

APN: 880908

Statutory Warranty Deed  
- continued

File No.: 7021-588403 (SAC)  
Date: 06/17/2005

Alvin M. Hamlin Trustee of the Alvin M.  
Hamlin Living Trust and Merry Ann Hamlin  
Trustee of the Merry Anne Hamlin Living  
Trust

*Alvin M. Hamlin Trustee*  
Alvin M. Hamlin, Trustee

*Merry Ann Hamlin, Trustee*  
Merry Anne Hamlin, Trustee

STATE OF ~~Oregon~~ *Louisiana*  
County of ~~Klamath~~ *Caddo* ) ss.

This instrument was acknowledged before me on this 15<sup>th</sup> day of July, 2005  
by as of Alvin M. Hamlin Trustee of the Alvin M. Hamlin Living Trust and Merry Ann Hamlin Trustee of  
the Merry Anne Hamlin Living Trust, on behalf of the .

*Barbara K. Wallace*  
Notary Public for ~~Oregon~~ *Louisiana*  
My commission expires: *Life*

BARBARA K. WALLACE, Notary Public  
Caddo Parish, Louisiana  
My Comm. Expires 12/31/2008

**EXHIBIT A****LEGAL DESCRIPTION:**

Commencing at the Southwest corner of the Northwest one-quarter of the Northwest one-quarter (NW 1/4 NW 1/4) of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, which point is the true point of beginning; thence North along the Westerly line of Section 20, a distance of 726 feet; thence East 300 feet to a point; thence South 726 feet to a point, said point being on the Southerly line of the Northwest one-quarter of the Northwest one-quarter (NW 1/4 NW 1/4) of said Section 20 thence West 300 feet to the place of beginning, all being in the Northwest one-quarter of the Northwest one-quarter (NW 1/4 NW 1/4) of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Also Lots 1, 2, 3, 4, 5 and 6 in Block 1 and all that portion of Lots 1, 2, 3, 4, and 5 in Block 12, lying Northeasterly of the right of way of Highway #97, all in CHELSEA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, now vacated.

Also, all that portion of Byrd Avenue, lying North of Block 1 of said Chelsea Addition, all that portion of Nungesser Avenue lying between Blocks 1 and 12 of said Chelsea Addition, and all that portion of the alley in Chelsea Addition lying East of Blocks 1 and 12, North of the State Highway right of way line projected Southeasterly, West of the Section line and South of the North line of Byrd Avenue projected Easterly, all in Chelsea Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, now vacated.

Also beginning at a point which is South 0°06' West a distance of 388.5 feet from the section corner common to Sections 17, 18, 19 and 20 in Township 38 South, Range 9 E.W.M., Klamath County, Oregon, thence continuing South 0°06' West a distance of 300 feet to the Northeast corner of Chelsea Addition to the City of Klamath Falls, Oregon; thence along the North boundary line of Byrd Avenue in Chelsea Addition North 89°49' West a distance of 174.2 feet to the East line of Quarry Street extended; thence North 0°06' East along the East boundary of Quarry Street extended a distance of 300 feet to a point; thence South 89°49' East a distance of 174.2 feet to the point of beginning.

ALSO a tract of land situated in the NE 1/4 NE 1/4 of Section 19, Township 38 South, Range 9 E.W.M., and being the Easterly 30 feet of the following described parcel: Beginning at the Section corner common to Sections 17, 18, 19 and 20, said Township and Range; thence S. 0°06' W. along the East line of said Section 19, a distance of 388.5 feet to a point; thence N. 89°49' W. a distance of 174.2 feet to a point; thence S. 0°06' W. a distance of 89 feet to the true point of beginning of this description; thence continuing S. 0°06' W. a distance of 211 feet to a point on the North line of Byrd Avenue; thence West along said North line a distance of 60 feet to a point; thence N. 0°06' E. a distance of 211 feet to a point; thence S. 89°49' E. 60 feet to the point of beginning.

ALSO

Lots 1, 2, 3, 4, 5 and 6 in Block 5 of OPPORTUNITY ADDITION, to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, less the portion in highway described in Deed Volume 181 Page 29.

**57863**

APN: **880908**

Statutory Warranty Deed  
- continued

File No.: **7021-588403 (SAC)**  
Date: **06/17/2005**

TOGETHER WITH NUMEROUS MANUFACTURED HOMES, X42559, X199163, X148193, X90809, X61803, X246144, X118886.