

05 JUL 27 AM 11:01

MTZ - 70071 TM

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Lewis R. Guay

27103 Pine Valley Drive

Valencia, CA 91355

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

Lewis R. Guay

27103 Pine Valley Drive

Valencia, CA 91355

Escrow No. MT70071-TM

Title No. 0070071

State of Oregon, County of Klamath

Recorded 07/27/05 11:01 A m

Vol M05 Pg 58014-15

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

Lisa M. Douglas and Robert M. Douglas, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Lewis R. Guay and Judith F. Sickles, as tenants in common**, 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

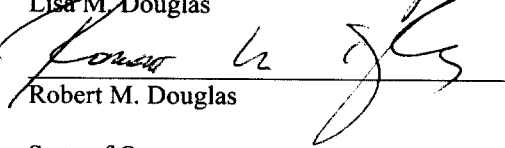
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$663,000.00**.

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 22 day of July, 2005


Lisa M. Douglas

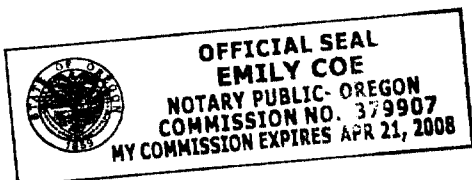

Robert M. Douglas

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 22, 2005 by Lisa M. Douglas and Robert M. Douglas.


(Notary Public for Oregon)

My commission expires April 21, 2008



06/27/05

58015

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land being a portion of Parcel 2 of "Minor Land Partition 31-84" situated in the SE1/4 of the SE1/4 of Section 6, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Northerly corner common to Parcel 2 and Parcel 3 of said Minor Land Partition 31-84; thence South 05° 50' 19" West, 315.63 feet to a point on the South line of said Parcel 2; thence along said South line South 89° 39' 43" West, 190.01 feet, thence North 00° 04' 18" West, 111.20 feet to a point of curvature; thence along the arc of a 155.00 foot radius curve to the left through a central angle of 35° 55' 48", an arc distance of 97.20 feet (the long chord of which bears North 18° 02' 12" West, 95.62 feet) to a point of tangency; thence North 36° 00' 00" West, 0.87 feet to a point on the West line of said Parcel 2 of said Minor Land Partition 31-84; thence along said West line North 00° 04' 18" West, 88.56 feet to the Northwest corner of said Parcel 2; thence along the North line of said Parcel 2 North 84° 37' 42" East, 253.59 feet to the point of beginning. Bearings are based upon Minor Land Partition 31-84 on file at the office of the Klamath County Surveyor.

EXCEPTING THEREFROM:

A 30 foot wide strip of land being a portion of Parcel 2 of "Minor Land Partition 31-84" situated in the SE1/4 of Section 6, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Southwest corner of said Parcel 2, thence North 89° 39' 43" East, along the South line of said Parcel 2, 30.00 feet; thence North 00° 04' 18" West 111.20 feet; thence, on the arc of a curve to the left (Radius equals 155.00 feet and central angle equals 35° 55' 42") 97.20 feet; thence North 36° 00' 00" West 0.87 feet to a point on the West line of said Parcel 2; thence South 00° 04' 18" East, along said West line, 203.00 feet to the point of beginning, containing 5,210 Sq./Ft., more or less, with bearings based on "Vale Dean Canyon – Tract 1198" on file at the office of the Klamath County Surveyor.

Tax Account No: 3910-006D0-01200-000

Key No: 697516