

05 JUL 27 AM 11:00

Vol M05 Page 58053

After Recording Return to:

CARL E. CROY and DAVIDA L. CROY

PO Box 466
MERRILL, OR 97633

Until a change is requested all tax statements
Shall be sent to the persons & address shown above.

State of Oregon, County of Klamath
Recorded 07/27/05 11:08 Am
Vol M05 Pg 58053-54
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

ATC 61824MA

WARRANTY DEED
(INDIVIDUAL)

JOSEPH R. MOUNTAIN, herein called Grantor, convey(s) to CARL E. CROY and DAVIDA L. CROY, husband and wife, herein called Grantees, all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$145,000.00.
(here comply with the requirements of ORS 93.930)

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 July 21, 2005.


JOSEPH R. MOUNTAIN

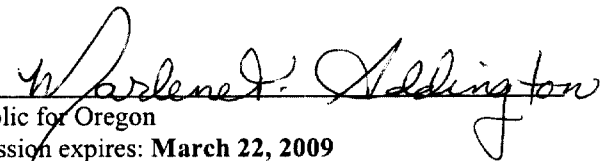
STATE OF OREGON, County of Klamath) ss.

On July 21, 2005, personally appeared the above named JOSEPH R. MOUNTAIN and acknowledged the foregoing instrument to be his voluntary act and deed.

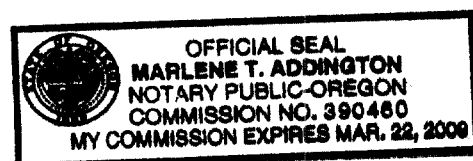
This document is filed at the request of:

 **Aspen**
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 00061824

Before me: 
Notary Public for Oregon
My commission expires: March 22, 2009

Official Seal



58054

Exhibit A

A tract of land situated in the SW 1/4 SE 1/4 of Section 2, Township 41 South, Range 10 East of the Willamette Meridian, including a portion of Block 4, HODGES ADDITION TO MERRILL, in Klamath County, Oregon being more particularly described as follows:

Beginning at the Southeast corner of said Section 2; thence West along the South line of said Section 2, 1319.80 feet; thence North 02° 09' 02" West 1315.72 feet; thence North 89° 57' 50" West 327.50 feet to the Northeast corner of said Block 4 of Hodges Addition; thence South 00° 30' 20" East along the Westerly right of way line of Grant Street 60.00 feet to the true point of beginning of this description; thence continuing South 00° 30' 20" East along said right of way line 112.57 feet to a 1/2 inch iron pin; thence North 89° 54' 40" West 85.00 feet; thence North 00° 30' 20" West 112.49 feet; thence South 89° 57' 50" East 85.00 feet to the true point of beginning.

CODE 228 MAP 4110-002DC TL 00800 KEY# 122156