

05 JUL 20 PM 03:21

MT7-70605MS



Vol M05 Page 58670

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Richard P. Card  
2426 Pine Grove Road  
Klamath Falls, OR 97603

State of Oregon, County of Klamath

Recorded 07/28/05 3:21 P m  
Vol M05 Pg 58670-71  
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:

Richard P. Card  
2426 Pine Grove Road  
Klamath Falls, OR 97603

Escrow No. MT70605-MS  
Title No. 0070605

Page 1

### STATUTORY WARRANTY DEED

**Stella Fenstermacher**, Grantor(s) hereby convey and warrant to **Richard P. Card and Mary J. Card**, as **tenants by the entirety**, 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 **\$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.

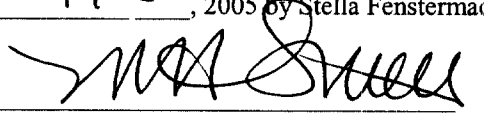
Dated this 25<sup>th</sup> day of July, 2005

  
Stella Fenstermacher

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 7/25, 2005 by Stella Fenstermacher.



  
(Notary Public for Oregon)  
My commission expires 12/20/06

26.4M

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1:**

A parcel of land situated in the SW1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 1/2 inch iron pin from which the northeast corner of the W1/2 NE1/4 NE1/4 SW1/4 of said Section 9 bears North 00° 06' 40" East, 325.00 feet; thence South 00° 06' 40" West, 146.85 feet to a 1/2 inch iron pin; thence North 89° 27' 28" West, 328.33 feet; thence North 00° 10' 38" East, 27.26 feet to a 1/2 inch iron pin; thence North 00° 15' 01" East, 117.91 feet; thence South 89° 44' 59" East, 328.01 feet to the point of beginning.

TOGETHER WITH those easements for public roadway recorded in Volumes M65, page 3579, M68, page 150, M68, page 151, M68, page 152, M68, page 152, M72, page 4840, and M76, page 8958, all in Microfilm Records of Klamath County, Oregon.

Tax Account No: 3910-009C0-00400-000

Key No: 594841