

05 JUL 29 AM 11:00



MT- 70631 KR

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
DANNY REED

14376 East 400 North Road  
Ridge Farm, IL 61870

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

DANNY REED  
14376 East 400 North Road  
Ridge Farm, IL 61870

Escrow No. MT70631-KR  
Title No. 0070631

SAD

State of Oregon, County of Klamath  
Recorded 07/29/05 11:00 A m  
Vol M05 Pg 58981-82  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

who acquired title as Susan E. Andersen  
**SUSAN ANDERSEN**, Grantor(s) hereby convey and warrant to **DANNY REED and TRACEY REED, 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:

LEGAL DESCRIPTION

Lot 42 and 43, Block 78, 8 ADDITION to NIMROD RIVER PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

AND ALSO beginning at the Southeast corner of Lot 42 Southerly along an extension of Easterly lot line to a point, which point is the extension of said lot line and the North Bank of Sprague River; thence along the North Bank of the Sprague River Westerly to a point, which point is the North Bank of the river and a Southerly extension of the West lot line of Lot 42; thence along the Southerly extension of the West lot line to the Southwest corner of Lot 42; thence along the South lot line Easterly to the Southeast corner the point of beginning.

AND ALSO beginning at the Southeast corner of Lot 43 Southerly along an extension of the Easterly lot line to a point, which point is the extension of said lot line and the North Bank of Sprague River; thence along the North Bank of Sprague River Westerly to a point, where a line extended from the Southwesterly corner of Lot 43 at a bearing of North 00°38'00" East would intersect; thence North 00° 38' 00" East along said extension to the Southwest corner of Lot 43; thence along the South lot line Easterly to the point of beginning.

Tax Account No: 3611-008A0-05200-000  
Tax Account No: 3611-008A0-05300-000

Key No: 755007  
Key No: 346968

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 **\$43,000.00**.

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.

26.09.07

Dated this 26<sup>th</sup> day of July, 2005.

58982

Susan Andersen  
SUSAN ANDERSEN

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on July 26, 2005 by SUSAN ANDERSEN.

Kristi L. Redd  
(Notary Public for Oregon)



My commission expires 11/16/2007

Unofficial Copy