

05 JUL 29 PM 3:44

MTZ-70588W



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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

EDDY W. BRADLEY

2462 Hwy 422
Chiloquin, OR 97624

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

EDDY W. BRADLEY

2462 Hwy 422
Chiloquin, OR 97624

Escrow No. MT70588-LW

Title No. 0070588

State of Oregon, County of Klamath

Recorded 07/29/05 3:44 Pm

Vol M05 Pg 59490-91

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

SW1

STATUTORY WARRANTY DEED

MARSHAL ^{EDWARD} **ROSS, II** and **ANITA** ^{JANE} **ROSS**, Grantor(s) hereby convey and warrant to **EDDY W. BRADLEY and VIRGINIA M. BRADLEY**, 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:

PARCEL 1:

A tract of land situated in the NE1/4 of Section 30, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Northeast corner of Section 30; thence South along the East section line 792.00 feet to the true point of beginning; thence continuing South 528.00 feet; thence West 247.50 feet; thence North 528.00 feet; thence East 247.50 feet to the true point of beginning.

Tax Account No: 3407-03000-00200-000

Key No: 196567

PARCEL 2:

A parcel of land situated in the NW1/4 NW1/4 NW1/4 and the SW1/4 NW1/4 NW1/4 of Section 29, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the North 1/16 corner of Sections 29 and 30, Township 34 South, Range 7 East of the Willamette Meridian; thence Northerly along the West section line of Section 29 to a point at the intersection of the Southerly right of way line of Highway 422; thence Northeasterly along the Southerly right of way line of said Highway 422 to a point at the intersection with a line running parallel to and 330.00 feet from the West section line of Section 29; thence Southerly and parallel to and 330.0 feet from the West section line of Section 29 to a point at the intersection of the South line of the NW1/4 NW1/4 of Section 29; thence Westerly 330.00 feet along the South line of the NW1/4 NW1/4 of Section 29 to the point of beginning.

Tax Account No: 3407-02900-00300-000

Key No: 196353

260.00

59491

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 **\$275,000.00**.

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 28 day of July, 2005

Marshall Edward Ross II

MARSHAL E. ROSS, II
EDWARD

Anita Jane Ross

ANITA J. ROSS
JANE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 28, 2005 by MARSHAL E. ROSS, II and ANITA ^{Jane} ~~J.~~ ROSS.

Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/07

