

05 AUG 3 AM 11:14



After recording return to:
Robert S. Plath and Carolyn S. Plath
18 Saint Louis Lane
Pleasant Hill, CA 94523

Until a change is requested all tax statements
shall be sent to the following address:
Robert S. Plath and Carolyn S. Plath
18 Saint Louis Lane
Pleasant Hill, CA 94523

File No.: 7021-633934 (DMC)
Date: July 22, 2005

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M05 Page 60768

State of Oregon, County of Klamath
Recorded 08/03/05 11:14A m
Vol M05 Pg 60768-71
Linda Smith, County Clerk
Fee \$ 36.00 # of Pgs 4

STATUTORY WARRANTY DEED

Judy Brosterhous and Betty Maryott and Janet Kerns, Grantor, conveys and warrants to **Robert S. Plath and Carolyn S. Plath as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

This property is free from liens and encumbrances, EXCEPT:

1. The **2005-2006** Taxes, a lien not yet payable..
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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.

The true consideration for this conveyance is **\$160,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 26 day of July, 2005.

36F

60769

APN: 421332

Statutory Warranty Deed
- continued

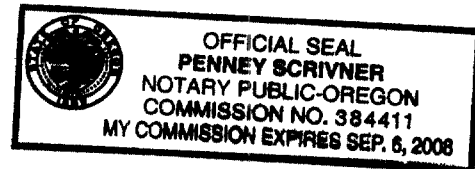
File No.: 7021-633934 (DMC)
Date: 07/22/2005

Judy Brosterhaus
Judy Brosterhaus

Betty Maryott
Betty Maryott

Janet Kerns

STATE OF Oregon)
County of Klamath)ss.
County of Klamath)



This instrument was acknowledged before me on this 26 day of July, 20 05
by **Judy Brosterhaus and Betty Maryott and Janet Kerns.**

Penney Scrivner

Notary Public for Oregon

My commission expires: 9-6-08

60770

APN: 421332

Statutory Warranty Deed
- continued

File No.: 7021-633934 (DMC)
Date: 07/22/2005

Judy Brosterhous

Betty Maryott


Janet Kerns

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 27th day of July, 2005
by ~~Judy Brosterhous and Betty Maryott~~ and Janet Kerns.




Notary Public for Oregon
My commission expires: 11-7-05

APN: 421332

Statutory Warranty Deed
- continuedFile No.: 7021-633934 (DMC)
Date: 07/22/2005**EXHIBIT A****LEGAL DESCRIPTION:**

A parcel of land situated in the SE 1/4 NW 1/4 of Section 12, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point from which the center 1/4 corner of said Section 12 bears, S. 89°47'18" E. 567.07 feet; thence along the boundary of said Parcel 2 N. 89°47'18" W. 548.93 feet, N. 09°09'10" W. 456.35 feet, N. 03°18'25" W. 86.68 feet, S. 89°47'18" E. 261.00 feet, S. 32°02'20" E. 203.59 feet, S. 08°59'50" E. 86.02 feet, along the arc of a curve to the left (radius equals 327.40 and central angle equals 51°13'45") 292.73 feet, and S. 60°13'35" E. 95.93 feet to the point of beginning of this description, with bearings and distances as shown on the record survey number 5123 as recorded in the office of the Klamath County Surveyor.

ALSO known as Parcel 2 of Land Partition 80-24.

SAVING AND EXCEPTING the following:

A tract of land situated in Parcel 2 of "Major Land Partition 80-24", a duly recorded land partition being in the SE 1/4 NW 1/4 of Section 12, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the intersection of the South line of said Parcel 2 and the Southwesterly line of the road easement, from which the Southeast corner of said Parcel 2 bears South 89°47'18" East 60.81 feet; thence along said Southwesterly line North 60°13'35" West 43.03 feet and along the arc of a curve to the right (radius equals 357.40 feet and central angle equals 02°37'25") 16.37 feet; thence South 32°23'50" West 35.01 feet to a point on the South line of said Parcel 2; thence South 89°47' 18" East 70.12 feet to the point of beginning.