

After Recording Return to:

JAMES ODON PRESTON

DIANE G. PRESTON

P.O. Box 706  
Bend, OR 97627

Until a change is requested all tax statements

Shall be sent to the following address:

JAMES ODON PRESTON and DIANE G. PRESTON

ATC 61925 MA

## WARRANTY DEED

(INDIVIDUAL)

LOIS MARIE MONTGOMERY, herein called Grantor, convey(s) to JAMES ODON PRESTON and DIANE G. PRESTON, 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 \$36,000.00.

(here comply with the requirements of ORS 93.930)

*J.P.* 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 26, 2005.

*Lois Marie Montgomery*  
LOIS MARIE MONTGOMERY

STATE OF OREGON, County of Klamath) ss.

*August 3*  
On ~~July~~ *August 3*, 2005, personally appeared the above named LOIS MARIE MONTGOMERY and acknowledged the foregoing instrument to be her voluntary act and deed.

This document is filed at the request of:

 **Aspen**  
TITLE & ESCROW, INC.

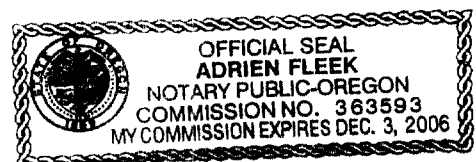
525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00061925

Before me:

Notary Public for Oregon

My commission expires: ~~March 22, 2009~~ *12-3-06*

Official Seal



**Exhibit A**

**A parcel of land situated in Lot 3, Block 4, Tract 1083-Cedar Trails, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, more particularly described as follows:**

**Beginning at a 5/8" iron pin at the Southwest corner of Lot 3, Block 4; thence South 69° 59' 42" East 294.43 feet along the South line of Lot 3, Block 4, to a 5/8" iron pin; thence along the arc of a 170.00 foot radius curve to the left (0=20° 09' 43", L.C.=South 80° 19' 02" East 59.52 feet) 59.82 feet to a 5/8" iron pin on the South line of Lot 3, Block 4; thence North 0° 51' 14" West 421.56 feet to a 1/2" iron pin on the North line of Lot 3, Block 4; thence South 89° 45' 10" West 328.83 feet along the North line of Lot 3, Block 4, to a 1/2" iron pin at the Northwest corner of Lot 3, Block 4; thence South 00° 02' 28" West 309.34 feet along the West line of Lot 3, Block 4, to the point of beginning.**

**CODE 227 MAP 4008-020B0 TL 01800 KEY# 624514**