

MT70723SH



State Of Oregon, County Of Klamath

M05-61806

08/12/2005 10:32:22 AM

# Of Pages 2 Fee: \$26.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

WILLIAM P. ROSARIO

1038 PACIFIC TERRACE

Klamath Falls, OR 97601

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

WILLIAM P. ROSARIO

1038 PACIFIC TERRACE

Klamath Falls, OR 97601

Escrow No. MT70723-SH

Title No. 0070723

SWD

### STATUTORY WARRANTY DEED

**CHERYL E. BEATTY**, Grantor(s) hereby convey and warrant to **WILLIAM P. ROSARIO**, 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 **\$154,000.00**.

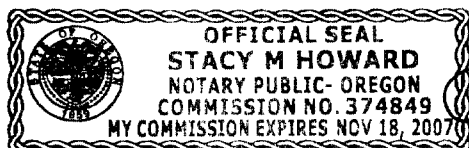
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 11 day of Aug, 2005

Cheryl E. Beatty  
CHERYL E. BEATTY

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Aug 11, 2005 by CHERYL E. BEATTY.



Stacy M Howard  
(Notary Public for Oregon)

My commission expires 11/18/2007

2600

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

All that portion of Lot 2, Block 35, HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the Southwesterly line of Pacific Terrace at the most Northerly corner of said Lot 2; thence Southwesterly along the Northwesterly line of said Lot 2, 100 feet; thence Southeasterly parallel with Pacific Terrace, 38 feet; thence Southwesterly parallel with the Northwesterly line of said Lot 2, 50 feet to the Southwesterly line of said Lot 2, thence Southeasterly along the Southwesterly line of said Lot 2, 12 feet to the Southerly corner of said Lot 2; thence Northeasterly along the Southeasterly line of said Lot 2, 150 feet to the Southwesterly line of Pacific Terrace; thence Northwesterly 50 feet to the point of beginning.

Tax Account No:           3809-028BC-05100-000

Key No:           217027