

State Of Oregon, County Of Klamath

M05-62292

08/19/2005 11:46:49 AM

Of Pages 3 Fee: \$31.00



After recording return to:
Charles E. Defoe, Jr. and Judith
Mcgee

12455 SW 68th Av
Portland, OR 97223

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

Charles E. Defoe, Jr. and Judith Mcgee

same

File No.: 7073-617797 (mah)

Date: August 08, 2005

STATUTORY WARRANTY DEED

Jon D. Quitquit, Grantor, conveys and warrants to **Charles E. Defoe, Jr. and Judith Mcgee 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 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 **\$76,700.00**. (Here comply with requirements of ORS 93.030)

Dated this 9th day of August, 2005.

3/F

APN: 152845

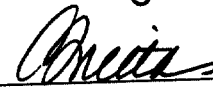
Statutory Warranty Deed
- continued

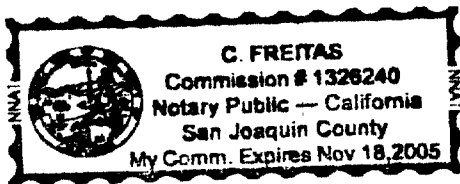
File No.: 7073-617797 (mah)
Date: 08/08/2005


Jon D. Quitiquit

STATE OF ~~Oregon~~ CALIFORNIA
County of ~~Klamath~~ SAN JOAQUIN

This instrument was acknowledged before me on this 9th day of August, 2005
by **Jon D. Quitiquit**.





Notary Public for ~~Oregon~~ STATE OF CALIFORNIA
My commission expires: 11-18-05

EXHIBIT A**LEGAL DESCRIPTION:**

Beginning at the corner common to Section 19, 20, 29 and 30 Township 24 South, Range 9 East of the Willamette Meridian, and running thence South 87°41'-1/2' West 1722.76 feet to a point on the Westerly right of way line of The Dalles-California Highway; thence South 15°34' West 450 feet along said Westerly right of way line; thence North 74°26' West 80 feet; thence South 15°34' West 1121.26 feet to the true point of beginning; thence South 74°26' East 80 feet; thence North 15°34' East 100 feet; thence North 74°26' West 80 feet; thence South 15°34' West 100 feet to the point of beginning.

A parcel of land lying in the SW1/4 NE1/4 of Section 30 Township 24 South Range 9 East of the Willamette Meridian, and being a portion of the following described property: That tract of land which was conveyed in Book 109 Page 193 Klamath County deed records, the said parcel being described as follows: Beginning on the South line of the foregoing described property at a point which is opposite and 50 feet Westerly from Engineer's Station 1593+32.8 on the center line of the Dalles-California Highway; thence parallel to said highway center line on a spiral curve left (the line chord of which bears North 15°45'30" East) a distance of 151.34 feet and North 15°34' East a distance of 48.66 feet to the North line of said property; thence North 74°26' West a distance of 80 feet to the Northwest corner; thence South 15°34' West 200 feet to the Southwest corner; thence South 74°26' East 79.5 feet to the point of beginning, being that tract of land which was conveyed by that certain deed to Byron G. Steevens recorded in Book 219 Page 289, Klamath County deed records.

That portion of the SW1/4 NE1/4 Section 30 Township 24 South, Range 9 East of the Willamette Meridian more particularly described as follows: Beginning at a point which is opposite and 129.5 feet Westerly from Engineer's Station 1591+32.8 of The Dalles California Highway; thence North 15°34' East 200 feet; thence Southwesterly along the Easterly line of Outlots 10 and 11 to a point North 74°26' West 20.5 feet from the point of beginning; thence South 74°26' East 20.5 feet to the point of beginning.