

MT71097 UV



State Of Oregon, County Of Klamath

M05-62321

08/19/2005 02:59:55 PM

Of Pages 2 Fee: \$26.00

After recording return to:

THELMA M STEWART, AS AN INDIVIDUAL
2281 PICCAUDO CIRCLE
STOCKTON, CA 95207

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

THELMA M STEWART, AS AN INDIVIDUAL
2281 PICCAUDO CIRCLE
STOCKTON, CA 95207

Escrow No. MT71097-LW

Title No. 0071097

SWD

STATUTORY WARRANTY DEED

CHERYL A. BARSTAD, Grantor(s) hereby convey and warrant to **THELMA M STEWART, AS AN INDIVIDUAL and JOSEPH J. & ROSALIE CECCHINI TRUSTEES OF THE JOSEPH J. & ROSALIE CECCHINI TRUST**, 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:

EXHIBIT "A" LEGAL DESCRIPTION.

A tract of land situated in Government Lots 17 and 21 in Section 4, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying easterly of U.S. Highway 97 and being more particularly described as follows:

Beginning at the Northeast Corner of said Government Lot 21; thence South 06 degrees 04' 14" West on the East line of said Government Lot 21, 198.03 feet; thence North 88 degrees 09' 37" West on the North line of the South 500 feet of said Government Lot 21, 218.83 feet to the East line of said U.S. Highway 97; thence Northeasterly on the East line of said U.S. Highway 97 the following three courses and distances: North 01 degrees 35' 08" East, 41.81 feet; N 04 degrees 02' 22" East, 319.92 feet; on a spiral curve to the right (the long chord of which bears North 04 degrees 04' 15" E, 134.58 feet) 134.58 feet to a point on the South line of the North 360 feet of said Government Lot 17; thence South 89 degrees 01' 20" East on said South line, 71.90 feet to the mean high water line of the Williamson River; thence Southerly on said mean high water line, 322 feet more or less to a point on the East line of said Government Lot 17; thence South 00 degrees 50' 00" West on the last said East line, 45.00 feet to the Northeast corner of said Government Lot 21.

Tax Account No: 3507-00400-01100-000
Tax Account No: 3507-004A0-02900-000

Key No: 223467
Key No: 223779

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 **\$248,000.00**.

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.

2000

Dated this 17 day of August, 2005

Cheryl A. Barstad
CHERYL A. BARSTAD

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on August 17, 2005 by CHERYL A. BARSTAD.

Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/07

