



mtc-70861 KR

After recording return to:

SANDY BANKS

P.O. BOX 1092

EAGLE POINT, OR 97524

State Of Oregon, County Of Klamath

M05-63155

08/30/2005 02:38:22 PM

Of Pages 2 Fee: \$26.00

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

SANDY BANKS

P.O. BOX 1092

EAGLE POINT, OR 97524

Escrow No. MT70861-KR

Title No. 0070861

SWD

STATUTORY WARRANTY DEED

RICHARD S. HORTON and MARY A. HORTON, as tenants by the entirety, Grantor(s) hereby convey and warrant to **SANDY BANKS**, 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:

LEGAL DESCRIPTION

PARCEL 1:

Beginning at the intersection of the Westerly right of way line of Oregon State Highway No. 427 and the North line of Lot 15, Section 7, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; thence South 00 ° 57' East along the Westerly right of way line of said Highway 600 feet to the point of beginning; thence continuing South 00 degrees 57' East 100 feet to a point; thence West 570 feet, more or less, to the shore line of Agency Lake; thence Northerly along said shore line to a point due West of the point of beginning; thence East 535 feet, more or less, to the point of beginning. Being a portion of Lots 15 and 16, Section 7, Township 35 South, Range 7, East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 3507-007CA-00500-000

Key No: 229826

PARCEL 2:

Beginning at the intersection of the Westerly right of way line of Oregon State Highway No. 427 and the North line of Lot 15, Section 7, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; thence South 00 ° 57' East along the Westerly right of way line of said Highway 700 feet to the point of beginning; thence continuing South 00 degrees 57' East 100 feet to a point; thence West 605 feet, more or less, to the shore line of Agency Lake; thence Northerly along said shore line to a point due West of the point of beginning; thence East 570 feet, more or less, to the point of beginning. Being a portion of Lot 16, Section 7, Township 35 South, Range 7, East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 3507-007CA-00600-000

Key No: 229817

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 **\$425,000.00**.

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.

2600

Dated this 30th day of August, 2005.

Richard S. Horton
RICHARD S. HORTON

Mary A. Horton
MARY A. HORTON

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on August 30, 2005 by RICHARD S. HORTON and MARY A. HORTON.



Kristi L. Redd
(Notary Public for Oregon)
My commission expires 11/16/2007