



After recording return to:
Don Gresham, Jr. and Jami Gresham
856 SE Sharon Avenue
Roseburg, OR 97470

Until a change is requested all tax statements
shall be sent to the following address:
Don Gresham, Jr. and Jami Gresham
856 SE Sharon Avenue
Roseburg, OR 97470

File No.: 7021-575444 (DMC)
Date: August 31, 2005

State Of Oregon, County Of Klamath

M05-63394

09/01/2005 03:33:06 PM

Of Pages 3 Fee: \$31.00

STATUTORY WARRANTY DEED

R. Keith Smith, Grantor, conveys and warrants to **Don Gresham, Jr. and Jami Gresham 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 **2005-2006** 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.

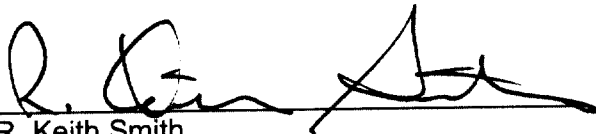
The true consideration for this conveyance is **\$105,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 31 day of August, 2005.

APN: 522330

Statutory Warranty Deed
- continued

File No.: 7021-575444 (DMC)
Date: 08/31/2005


R. Keith Smith

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 31 day of August, 2005
by **R. Keith Smith**.

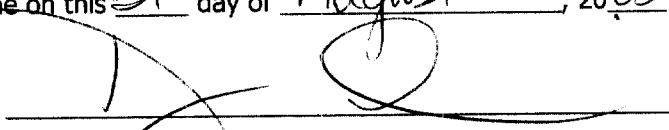

Dori Crain
Notary Public for Oregon
My commission expires: November 7, 2005

EXHIBIT A

LEGAL DESCRIPTION:

A Portion of Tract 3 of Bailey Tracts, Klamath County, Oregon, more particularly described as follows:

Beginning at a point South 0°21' West a distance of 828.42 feet from the Northeast corner of Bailey Tracts; thence continuing South 0°02' West, 100.58 feet, more or less, to the Southeast corner of said tract 3; thence West along the South line of said tract 3, a distance of 308.55 feet to the Southwest corner of said Tract; thence North along the West line of said tract a distance of 100.58 feet; thence North 89°52' East a distance of 308.55 feet more or less, to the point of beginning.