



MTC-71247 MS

**M05-63562**

Klamath County, Oregon

09/06/2005 10:27:09 AM

Pages 2 Fee: \$26.00

After recording return to:

Trina Louise Calhoun

37368 Modoc Point Rd.

Chiloquin, OR 97624

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

Trina Louise Calhoun

37368 Modoc Point Rd.

Chiloquin, OR 97624

Escrow No. MT71247-MS

Title No. 0071247

SWD

### STATUTORY WARRANTY DEED

**Austin H. Stedman and Larissa V. Stedman, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **Trina Louise Calhoun**, 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:

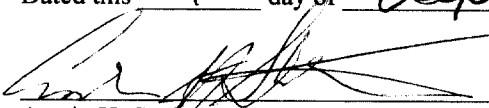
#### SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

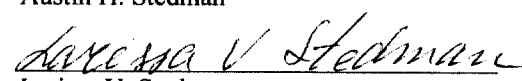
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$329,000.00**.

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.

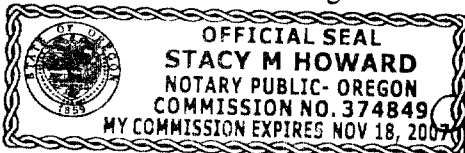
Dated this 1 day of Sept, 2005

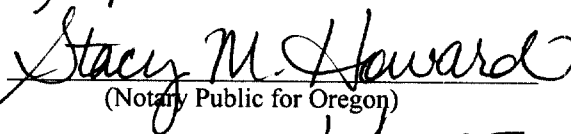
  
Austin H. Stedman

  
Larissa V. Stedman

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Sept 1, 2005 by Austin H. Stedman and Larissa V. Stedman.



  
(Notary Public for Oregon)

My commission expires 11/18/2007

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

**PARCEL 1:**

A tract of land situated in Lot 16, Section 6, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:

Beginning at an iron pin located on the East bank of Agency Lake, said point also being West a distance of 985.2 feet and North 0° 14' East a distance of 160.0 feet from the Southeast corner of Lot 16; thence East 328.2 feet; thence South 0° 14' West 80.0 feet; thence West 315.0 feet; thence Northerly to the point of beginning.

**PARCEL 2:**

The South half of a tract of land situated in Lot 16, Section 6, Township 35 South, Range 7 East of the Willamette Meridian, and more particularly described as follows:

Beginning at an iron pin located on the East bank of Agency Lake, said point also being West a distance of 988.9 feet and North 0° 14' East a distance of 240.0 feet from the Southeast corner of Lot 16; thence East 331.9 feet; thence South 0° 14' West 80.0 feet; thence West 328.2 feet; thence Northerly to the point of beginning.

Tax Account No: 3507-006CA-03700-000

Key No: 227588