

MTZ-71325 MS



M05-63919

Klamath County, Oregon

09/09/2005 02:57:05 PM

Pages 2 Fee: \$26.00

After recording return to:

Angela Aguiar

6717 Kimberly Court

Klamath Falls, OR 97603

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

Angela Aguiar

6717 Kimberly Court

Klamath Falls, OR 97603

Escrow No. MT71325-MS

Title No. 0071325

SW/D

STATUTORY WARRANTY DEED

Robert Carl Yancey and Monty Ray Yancey, as tenants in common, Grantor(s) hereby convey and warrant to **Angela Aguiar**, 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 **\$450,000.00**.

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 4-8-05 day of September 2005

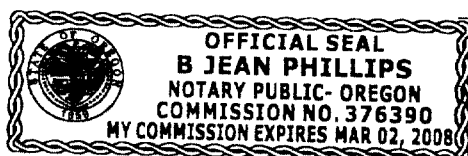
Robert Carl Yancey
Robert Carl Yancey

By Monty Ray Yancey
Monty Ray Yancey, his attorney in fact

Monty Ray Yancey
Monty Ray Yancey

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 9-8, 2005 by Monty Ray Yancey, individually and as attorney in fact for Robert Carl Yancey.



B. Jean Phillips
(Notary Public for Oregon)

My commission expires 3-2-08

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EXHIBIT "A"
LEGAL DESCRIPTION

Lot 29 in Block 3 of Tract 1120, SECOND ADDITION TO EAST HILLS ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH a portion of Lot 30, Block 3, Tract 1120 – SECOND ADDITION TO EAST HILLS ESTATES, more particularly described as follows:

Beginning at a point on the East line of Lot 29, Block 3 of said Tract 1120, said point being South 70.00 feet from the center of the cul-de-sac of Kimberly Court; thence North 20.00 feet; thence Northeasterly along the arc of said cul-de-sac (thru a central angle of 20° 09' 08") 17.59 feet; thence South 36° 45' 31" West 28.78 feet to the point of beginning.

ALSO a portion of Lot 28, Block 3, Tract 1120 – SECOND ADDITION TO EAST HILLS ESTATES, more particularly described as follows:

Beginning at the Southwest corner of said Lot 28; thence North 84° 22' 25" East 506.26 feet to the Northerly beginning of the cul-de-sac of Kimberly Court; thence Southwesterly along the arc of said cul-de-sac (thru a central angle of 83° 04' 20") 72.49 feet to the most Southerly corner of said Lot 28 on said cul-de-sac; thence West along the South line of said Lot 28, 459.85 feet to the point of beginning.

Tax Account No: 3909-001AC-04500-000

Key No: 505108