

MTL-71276 SH



M05-64238

Klamath County, Oregon

09/14/2005 02:42:34 PM

Pages 2 Fee: \$26.00

After recording return to:

Charles E. Dotterer, Jr.

3026 Altamont Drive

Klamath Falls, OR 97603

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

Charles E. Dotterer, Jr.

3026 Altamont Drive

Klamath Falls, OR 97603

Escrow No. MT71276-SH

Title No. 0071276

SWD

STATUTORY WARRANTY DEED

Patricia M. Garber, Grantor(s) hereby convey and warrant to **Charles E. Dotterer, Jr.**, 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 **\$55,000.00**.

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 13 day of Sept, 2005

Patricia M. Garber

Patricia M. Garber

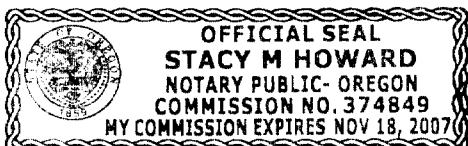
By: Elaine F. Garber her attorney in fact

Elaine F. Garber, her attorney in fact

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on Sept 13, 2005 by Elaine F. Garber, attorney in fact for Patricia M. Garber.



Stacy M. Howard
(Notary Public for Oregon)

My commission expires 11/18/2007

200.

EXHIBIT "A" LEGAL DESCRIPTION

The NW1/4 SE1/4 SE1/4 of Section 12, Township 40 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM the East 26.70 feet thereof;

AND EXCEPTING THEREFROM the S1/2 of the NW1/4 SE1/4 SE1/4 of said Section 12;

AND EXCEPTING THEREFROM that portion thereof being more particularly described as follows:

Beginning at the Northeast corner of the S1/2 NW1/4 SE1/4 SE1/4 of Section 12, Township 40 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, thence North 00 02' 06" West 272.61 feet; thence South 89 49' 43" West 319.64 feet; thence South 00 04' 25" West 272.79 feet; thence North 89 27' 31" East 320.36 to the point of beginning.

Tax Account No.: 4007-012D0-00900-000 Key No.: 619058