

MT-70928TM



**M05-64340**

Klamath County, Oregon

09/15/2005 02:48:09 PM

Pages 2 Fee: \$26.00

After recording return to:

CARMINE E. FILICE

20321 HARRINGTON DRIVE

SONOMA, CA 95476

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

CARMINE E. FILICE

20321 HARRINGTON DRIVE

SONOMA, CA 95476

Escrow No. MT70928-TM

Title No. 0070928

SWD

### STATUTORY WARRANTY DEED

**CHARLES R. WRIGHT and MARLIS M. WRIGHT**, as tenants by the entirety, Grantor(s) hereby convey and warrant to **CARMINE E. FILICE and KAY D. FILICE**, as tenants by the entirety, 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 **\$327,500.00**.

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.

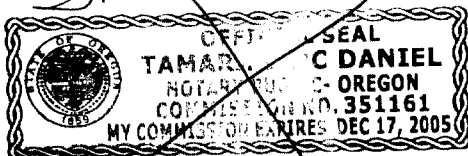
Dated this 15 day of September, 2005

Charles R. Wright  
CHARLES R. WRIGHT

Marlis M. Wright  
MARLIS M. WRIGHT

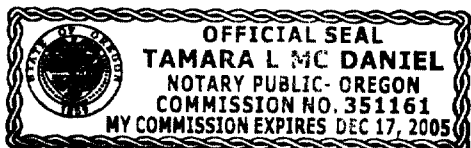
State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Sept 15 2005 by CHARLES R. WRIGHT and MARLIS M. WRIGHT.



Tamara L. McDaniel  
(Notary Public for Oregon)

My commission expires 12/17/05



260.

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

The following described real property situate in Klamath County, Oregon;

Lots 1 and 8, Block 8 and all of Block 3, including one-half of vacated "B" Street adjacent to Block 3, vacated by Order recorded March 26, 1965 in Volume 360 at page 329, Deed Records of Klamath County, Oregon, CLINTON, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SAVING AND EXCEPTING THEREFROM a road right-of-way deeded to Klamath County; being 30 feet on either side of the following described center line: Beginning at the Southwest corner of Block 3 of Clinton Subdivision; thence North along the West line of Block 3, 195.3 feet to the true point of beginning of this description; thence North 56 degrees 51' East 173.36 feet; thence East 114.83 feet to the East line of Block 3 and there ending.

Tax Account No: 4110-012BB-02200-000

Key No.: 123271