

MT7- 71158TM



**M05-64346**

Klamath County, Oregon

09/15/2005 02:50:48 PM

Pages 2 Fee: \$26.00

After recording return to:

DIXIE J. COLLINS

1419 HOMEDALE ROAD

KLAMATH FALLS, OR 97603

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

DIXIE J. COLLINS

1419 HOMEDALE ROAD

KLAMATH FALLS, OR 97603

Escrow No. MT71158-TM

Title No. 0071158

SWD

### STATUTORY WARRANTY DEED

**THOMAS J. REID and CATHERINE E. REID, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **DIXIE J. COLLINS**, 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" ATTACHED HERETO AND MADE A PART HEREOF

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 **\$127,000.00**.

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 14 day of September, 2005.

  
THOMAS J. REID

  
CATHERINE E. REID

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Sept. 14, 2005 by THOMAS J. REID and CATHERINE E. REID.

  
(Notary Public for Oregon)

My commission expires Jan, 27, 2009



200

EXHIBIT "A"  
LEGAL DESCRIPTION

Parcel 1 of Minor Partition 36-91 filed in the office of the County Clerk of Klamath County, Oregon, situated in SE 1/4 SE 1/4 Section 35, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and being a portion of Lot 69 of FAIR ACRES NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Together with a Non-Exclusive easement for ingress and egress over and across a 60 foot roadway bordering the above described property on the North and running from Homedale Road Easterly to the East line of the above described property.

Tax Account No.:       3809-035DD-00600-000  
No.:       450817

Key