

MT71185MS



M05-64368

Klamath County, Oregon

09/15/2005 03:06:30 PM

Pages 2 Fee: \$26.00

After recording return to:

Ernest Lee Keadle

1723 Shawma Ct.

Klamath Falls, OR 97603

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

Ernest Lee Keadle

1723 Shawma Ct.

Klamath Falls, OR 97603

Escrow No. MT71185-MS

Title No. 0071185

SWD

STATUTORY WARRANTY DEED

Jonathan S. Branigar, Grantor(s) hereby convey and warrant to **Ernest Lee Keadle**, 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

572507

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 **\$140,000.00**.

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 15 day of September, 2005.

Jonathan S. Branigar
Jonathan S. Branigar

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Sept 15th, 2005 by Jonathan S. Branigar.

Cherice J. Treasure

(Notary Public for Oregon)

My commission expires 6-17-2008



2600

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

A portion of Lot 27, SUMMERS HEIGHTS, described as follows: Beginning at an iron pin on the southwest corner of Lot 28, SUMMERS HEIGHTS, Klamath County, Oregon and running thence: Westerly along Carlon Way 82.5 feet to an iron pin; thence Northerly and parallel to the West line of said Lot 28 a distance of 136.5 feet to an iron pin on the right of way line of U.S.R.S. Lateral A-3; thence Easterly along said right of way line of said Lateral to an iron pin at the northwest corner of Lot 28, SUMMERS HEIGHTS; thence Southerly along the West line of said Lot 28 a distance of 145.8 feet to the point of beginning.

PARCEL 2

Beginning at an iron pin on the Southwest corner of Lot 28, SUMMERS HEIGHTS, Klamath County Oregon, and running thence; Westerly along the North line of Carlon Way 82.5 feet to an iron pin, which is the true point of beginning of this description; thence continuing Westerly along the North line of Carlon Way a distance of 6 feet to a point; thence Northerly 136.5 feet to a point on the right of way line of U.S.R.S. Lateral A-3; thence Easterly along said right of way line of said Lateral a distance of 6 feet to an iron pin; thence Southerly and parallel with the West line of said Lot 28 a distance of 136.5 feet to the point of beginning.

Tax Account No: 3909-014BC-03900-000

Key No: 572507