

**M05-64373**

Klamath County, Oregon

09/15/2005 03:11:32 PM

Pages 2 Fee: \$26.00

After Recording Return to:

**JAMES YEWCHUK**

6714 Corina Ct.  
Klamath Falls, Or 97603

Until a change is requested all tax statements

Shall be sent to the following address:

**JAMES YEWCHUK**

Same as above

**WARRANTY DEED**

(INDIVIDUAL)

ATE 62030

MARY ANN MARCIEL and MICHAEL T. KNIGHT, herein called grantor, convey(s) to JAMES YEWCHUK, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$85,000.00**.  
(here comply with the requirements of ORS 93.930)

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 September 13, 2005.

MARY ANN MARCIEL

*Mary Ann Marciel*  
By *Herman J. Marciel Jr.*  
Her Attorney in fact

By: Herman J. Marciel Jr.

Her Attorney in fact

*Michael T. Knight*  
Michael T. Knight

STATE OF WASHINGTON, County of Snohomish ss.

On Sept. 14, 2005 personally appeared the above named Herman J. Marciel Jr. and Michael T. Knight and acknowledged the foregoing instrument to be their voluntary act and deed.

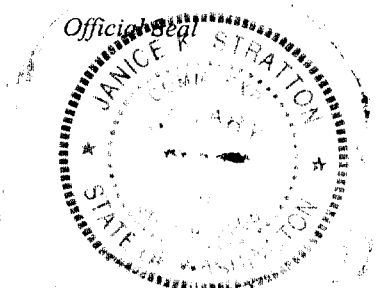
This document is filed at the request of:

 **Aspen**  
TITLE & ESCROW, INC.

525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00062030

Before me: Janice K. Stratton  
Notary Public for Washington  
My commission expires: 7-9-2008

**JANICE K. STRATTON**



26-A

**Exhibit A**

**A portion of the NE 1/4 SW 1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:**

**Beginning at a point which bears from the center of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, South 0° 13' West a distance of 30 feet to a point on the Southerly right of way line of the Dalles-California Highway; thence South 89° 53' West along said Southerly right of way line of said Highway, a distance of 695.5 feet to a point; thence South 0° 13' West a distance of 200 feet to a point; thence South 89° 53' West a distance of 84 feet to the Northeast corner of the property herein to be described, being the true point of beginning; thence continuing South 89° 53' West a distance of 66 feet to the Northwest corner of said tract; thence South 0° 13' West a distance of 100 feet to the Southwest corner of said tract; thence North 89° 53' East 66 feet to the Southeast corner thereof; thence North 0° 13' East a distance of 100 feet to the point of beginning.**

**CODE 041 MAP 3909-002CA TL 03200 KEY #518639**