

MT7-71382 SH



**M05-64964**

Klamath County, Oregon

09/23/2005 02:08:07 PM

Pages 2 Fee: \$26.00

After recording return to:

Vincent A. Hilgeman

6402 South 6th Street

Klamath Falls, OR 97603

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

Vincent A. Hilgeman

6402 South 6th Street

Klamath Falls, OR 97603

Escrow No. MT71382-SH

Title No. 0071382

SAVED

### STATUTORY WARRANTY DEED

**Vincent Allen Hilgeman and Luisa Balma, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **Vincent A. Hilgeman and Luisa Balma, 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:

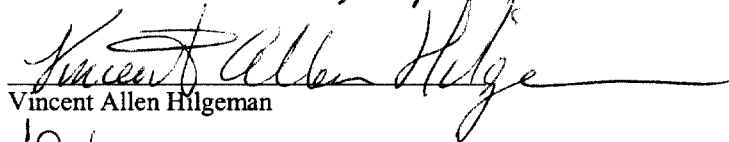
**SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

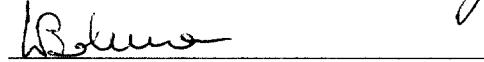
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$1.00**.

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.

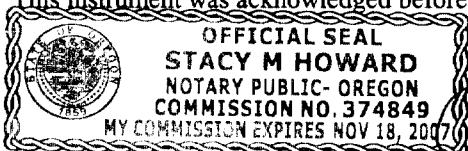
Dated this 21 day of Sept, 2005

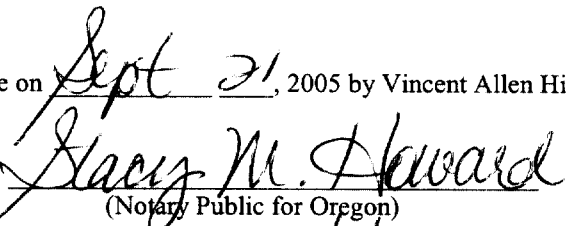
  
Vincent Allen Hilgeman

  
Luisa Balma

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Sept 21, 2005 by Vincent Allen Hilgeman and Luisa Balma.



  
(Notary Public for Oregon)

My commission expires 11/18/2007

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## EXHIBIT "A" LEGAL DESCRIPTION

Beginning at an iron pin which lies North 0° 51' West along the 40 line a distance of 462.3 feet, and North 89° 09' East, a distance of 262.2 feet, and South 46° 09' East, a distance of 428.4 feet from the iron axle which marks the Southwest corner of the NE1/4 of the SW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, in the Klamath County of Oregon; and running thence; continuing on South 46° 69' East a distance of 129.4 feet to an iron pin; thence North 43° 51' East, a distance of 384 feet to an iron pin on the Southerly right-of-way line of the Klamath Falls Lakeview Highway, which is 30 feet, measured at right angles from the centerline; thence North 46° 09' West, a distance of 129.4 feet along said right-of-way line to an iron pin; thence South 43° 51' West, a distance of 384 feet to the Point of Beginning.

EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and through its State Highway Commission, recorded July 5, 1972 in Volume M72, page 7243, Microfilm Records of Klamath County, Oregon.

Tax Account No: 3909-001CA-01800-000    Key No: 508196