



MTC 71837-LW

**M05-65682**

Klamath County, Oregon

10/03/2005 03:19:33 PM

Pages 2 Fee: \$26.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Donna M. Donahue

P.O. Box 7844

Klamath Falls, OR 97602

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

Donna M. Donahue

P.O. Box 7844

Klamath Falls, OR 97602

Escrow No. MT71837-LW

Title No. 0071837

SWTD

### STATUTORY WARRANTY DEED

**LARRY OSBURNE and COLLEEN OSBURNE, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **Donna M. Donahue**, 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 **\$46,463.78**.

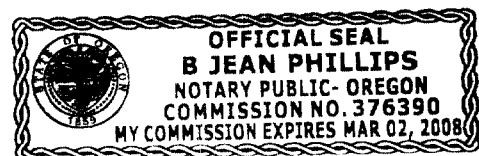
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 3rd day of October, 2005

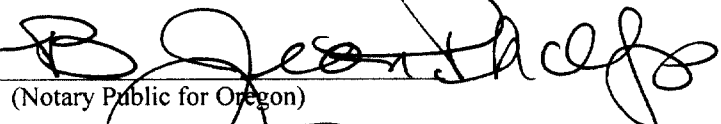
  
LARRY OSBURNE

  
COLLEEN OSBURNE

State of Oregon  
County of KLAMATH



This instrument was acknowledged before me on 10-3-05 2005 by LARRY OSBURNE and COLLEEN OSBURNE.

  
(Notary Public for Oregon)

My commission expires 3-2-08

EXHIBIT "A"  
LEGAL DESCRIPTION

Vacated lots 1 through 20, inclusive, in vacated Block 16, and vacated Lots 1 through 6, inclusive, in vacated Block 17, in Ewauna Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; TOGETHER WITH that portion of vacated Maple Way as inured thereto

EXCEPTING THEREFROM that portion thereof conveyed to Larry L. Horstman & Charleen K. Horstman, husband and wife, by Deed recorded April 17, 1979 in Volume M79 at page 8709, Microfilm Records of Klamath County, Oregon, described as follows:

A tract of land situated in the NE1/4 SW1/4 of Section 9, Township 39 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, also being a portion of Block 16 and Maple Way of EWAUNA PARK, a duly recorded subdivision, more particularly described as follows:

Beginning at a point from which the Center 1/4 (one-fourth) corner of said Section 9 bears North 25 ° 27' 19" East 390.45 feet; thence North 62 ° 41' 45" West 293 feet, more or less, to the Southerly right-of-way line of State Highway No. 420; thence Northerly and Easterly along said right-of-way line to a point that bears North 03 ° 13' 26" West from the point of beginning; thence South 03 ° 13' 26" East 313 feet, more or less, to the point of beginning, with bearings based on Recorded Survey No. 2740, as recorded in the office of the Klamath County Surveyor.

AND EXCEPTING THEREFROM that portion thereof conveyed to Sam Pool and Peggy Pool, husband and wife, by Deed recorded December 9, 1982 in Volume M82 at page 17475, Microfilm Records of Klamath County, Oregon, described as follows:

A tract of land situated in the NE1/4 SW1/4 of Section 9, Township 39 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, and being a portion of vacated Block 16 and Birch Street, EWAUNA PARK subdivision, more particularly described as follows:

Beginning at a point on the centerline of vacated Birch Street, from which the center 1/4 corner of said Section 9 bears North 33° 17' 23" East 571.15 feet; thence South 19 ° 18' West 25.00 feet to the Southerly line of said Birch Street; thence North 70 ° 42' West 191.00 feet, along said Southerly line to the Easterly right of way line of Tingley Lane (Manzanita Way by said EWAUNA PARK); thence North 19 ° 18' East along said right of way line, 212.34 feet; thence South 27 ° 54' 47" East 69.05 feet; thence South 66° 22' 22" East 140.73 feet; thence South 19 ° 18' West 129.82 feet to the point of beginning, with bearings based on said plat of EWAUNA PARK.

(Said second excepted parcel also being known as Parcel 2 of Minor Partition No. 81-81.)

(The parcel first above described also being known as Parcel 1 of Minor Partition No. 81-81.)

Tax Account No: 3909-009C0-00100-000

Key No: 539625