

mtc-72020TM



**M05-66822**

Klamath County, Oregon

10/18/2005 02:58:34 PM

Pages 2 Fee: \$26.00

After recording return to:

KENNETH N. PRICE

P. O. BOX 2545

LAPINE, OR

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

KENNETH N. PRICE

P. O. BOX 2545

LAPINE, OR

Escrow No. MT72020-TM

Title No. 0072020

### STATUTORY WARRANTY DEED

**DAVID L. WEILBRENNER**, Grantor(s) hereby convey and warrant to **KENNETH N. PRICE and RUTH E. PRICE and CHRISTINE E. PRICE**, 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:

**\*\*ALL WITH RIGHTS OF SURVIVORSHIP**

**EXHIBIT "A"**

#### LEGAL DESCRIPTION

Lot 11 of NIMROD RIVER PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH a portion of Lot 27 of said NIMROD RIVER PARK, described as follows:

Beginning at the most Southeasterly corner of Lot 11 of Nimrod River Park; thence South 0° 54' East across Lot 27 to a point on the Northerly bank of the Sprague River; thence in a Southwesterly direction along the Northerly bank of said river to a point, which point is the intersection of the Southerly prolongation of the Westerly sideline of said Lot 11 and the Northerly river bank; thence, from said intersection North 0° 54' West to the Southwest corner of said Lot 11; thence South 86° 31' East along the Southerly lot line of said Lot to the point of beginning.

Tax Account No: 3611-009B0-07100-000

Key No: 348485

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 **\$15,000.00**.

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.

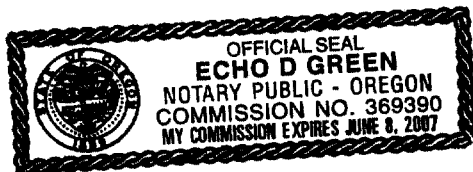
260.

Dated this 14<sup>th</sup> day of October, 05.

David L. Weilbrenner  
DAVID L. WEILBRENNER

State of Oregon  
County of Douglas

This instrument was acknowledged before me on Oct. 14, 2005 by DAVID L. WEILBRENNER.



Echo D Green  
(Notary Public for Oregon)

My commission expires 6/8/07