

mtc - 72055 TM



M05-67288

Klamath County, Oregon

10/24/2005 02:54:29 PM

Pages 2 Fee: \$26.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Charles S. Alexander

P.O. Box 173

Merrill, OR 97633

Until a change is requested all

tax statements shall be sent to

The following address:

Charles S. Alexander

P.O. Box 173

Merrill, OR 97633

Escrow No. MT72055-TM

Title No. 0072055

SWT

STATUTORY WARRANTY DEED

W. Kenneth Snook and Marygrace Snook, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Charles S. Alexander and Bonnie Grant, 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 **\$225,000.00**.

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 20 day of October, 2005

W. Kenneth Snook

W. Kenneth Snook

Marygrace Snook

Marygrace Snook

State of Oregon

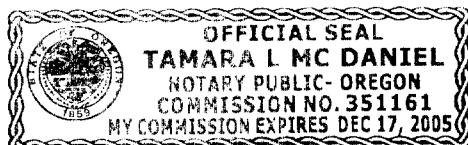
County of KLAMATH

This instrument was acknowledged before me on Oct 20, 2005 by W. Kenneth Snook and Marygrace Snook.

Tamara L. McDaniel

(Notary Public for Oregon)

My commission expires 12/17/05



2600

EXHIBIT "A"
LEGAL DESCRIPTION

The NE1/4 and the E1/2 of the SE1/4 of Section 17, Township 40 South, Range 11 East, Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH an easement for road and utility purposes beginning at the intersection of the North extension of Dodds Hollow Road, a county road, over the West 60 feet of the NE1/4 NE1/4 of Section 29; over the West 60 feet of the E1/2 SE1/4 of Section 20; over the West 60 feet of the E1/2 NE1/4 of Section 20, said Township 40 South, Range 11 East, Willamette Meridian, Klamath County, Oregon.

Tax Account No: 4011-00000-04000-000

Key No: 103818

Tax Account No: 4011-00000-03900-000

Key No: 103809