



MT7-71855KR

M05-67629

Klamath County, Oregon

10/27/2005 02:46:30 PM

Pages 2 Fee: \$26.00

After recording return to:

Donald D. McCullough

5244 Balsam Drive

Klamath Falls, OR 97601

Until a change is requested all

tax statements shall be sent to

The following address:

Donald D. McCullough

5244 Balsam Drive

Klamath Falls, OR 97601

Escrow No. MT71855-KR

Title No. 0071855

SWT

STATUTORY WARRANTY DEED

Shirley R. Martella, Grantor(s) hereby convey and warrant to **Donald D. McCullough**, 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:

LEGAL DESCRIPTION

The N1/2 NW1/4 of Section 8, Township 41 South, Range 12 East of the Willamette Meridian, lying North of the U.S.R.S. Canal in Section 8, in the County of Klamath, State of Oregon.

SAVING AND EXCEPTING that portion more particularly described as follows:

Beginning at the Northwest corner of said Section 8, which lies on the centerline of Harpold Road, according to Survey #1521 as filed in the office of the County Surveyor; thence Easterly along the North line of said Section 8 to the Northeast corner of the NW1/4 of said Section 8, said point being a fence corner according to Survey #1521; thence South 00° 01' East along a fence 264 feet; thence Westerly parallel to said North line to the West line of said Section 8, said West line being the centerline of Harpold Road; thence North along said West line and the centerline of Harpold Road, 264 feet to the point of beginning.

Tax Account No: 4112-00800-00400-000

Key No: 109055

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 **\$305,800.00**.

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 26th day of October, 2005.

X Shirley R Martella

20.00

Dated this _____ day of _____, _____.

see previous page for signature
Shirley R. Martella

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Oct. 26, 2005 by Shirley R. Martella.

Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2007

