

05 APR 23 PM 3:14

MTZ-69081 KR



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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

The Worden Family Trust

23121 Sprague River Road

Sprague River, OR 97639

amt - KR

State of Oregon, County of Klamath

Recorded 04/29/2005 3:14 PM

Vol M05 Pg 30898

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

Until a change is requested all

tax statements shall be sent to

The following address:

The Worden Family Trust

23121 Sprague River Road

Sprague River, OR 97639

M05-68362

Klamath County, Oregon

11/04/2005 02:52:26 PM

Pages 2 Fee: \$26.00

Escrow No. MT69081-KR

STATUTORY WARRANTY DEED

ROBERT J. SANDERS aka BOB SANDERS and JUNE G. SANDERS aka JUNE SANDERS, as tenants by the entirety, Grantor(s) hereby convey and warrant to Dennis H. Worden & Christine M. Worden, Trustees of The Worden Family Trust, 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 ATTACHED LEGAL DESCRIPTION ON EXHIBIT "A" that is made a part hereof.

Parcel 2 of Land Partition 56-00 being Government Lots 22, 23, 26, 27, 30 and 31 and being a portion of Government Lots 18, 19, 20, 21, 28 and 29, situated in the SE1/4 and the SW1/4 of Section 11, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 3610-011C0-00100-000

Key No: 328693

Tax Account No: 3610-011D0-01201-000

Key No: 888307

RERECORDED to correct legal description on this Statutory Warranty Deed previously recorded on April 29, 2005 in Volume M05, page 30898, Records of Klamath County, Oregon.

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 **\$205,000.00.**

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 26th day of April, 2005

Robert J. Sanders
ROBERT J. SANDERS aka BOB SANDERS

June Sanders
JUNE G. SANDERS aka JUNE SANDERS

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on April 26, 2005 by ROBERT J. SANDERS aka BOB SANDERS and JUNE G. SANDERS aka JUNE SANDERS.

Kristi L. Redd
(Notary Public for Oregon)



My commission expires 11/16/2007

2700 26.000
PM

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Parcel 2 of Land Partition 56-00 being Government Lots 22, 23, 26, 27, 30 and 31 and being a portion of Government Lots 18, 19, 20, 21, 28 and 29, situated in the SE1/4 and the SW1/4 of Section 11, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2:

That portion of the SW1/4 SW1/4 of Section 11, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the line between Sections 10 and 11, Township 36 South, Range 10 of the Willamette Meridian, Klamath County, Oregon, North a distance of 125 feet from the corner common to Sections 10, 11, 14 and 15, said Township and Range; thence North on line between said Sections 10 and 11 a distance of 100 feet; thence East 180 feet; thence South 100 feet; thence West 180 feet to the point of beginning.

EXCEPTING THEREFROM that portion thereof lying within the boundaries of Sprague River County Road No. 858.

PARCEL 3:

A parcel of land situated in the SW1/4 SW1/4 of Section 11, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the corner common to Section 10 and 11, 14 and 15, Township 36 South, Range 10 East of the Willamette Meridian; thence North on the line between Sections 10 and 11 a distance of 125 feet; thence East 180 feet; thence South 125 feet; thence West 180 feet to the point of beginning.

EXCEPTING THEREFROM that certain portion lying within the right of way of the Chiloquin - Sprague River County Road.

RTS
Amu