

MT- 71700TM



**M05-68865**

Klamath County, Oregon

11/10/2005 02:49:45 PM

Pages 1 Fee: \$21.00

After recording return to:

CHERI B. DUNCAN

9111 SHADY PINE ROAD

KLAMATH FALLS, OR 97601

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

CHERI B. DUNCAN

9111 SHADY PINE ROAD

KLAMATH FALLS, OR 97601

Escrow No. MT71700-TM

Title No. 0071700

SALE

### STATUTORY WARRANTY DEED

**FRANK DAHM.**, Grantor(s) hereby convey and warrant to **CHERI B. DUNCAN**, 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:

A parcel of land situated in Lot 2, Section 31, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, known as Tract No. 7, and being more particularly described as follows:

Beginning at a point North 89° 49' West 1444.55 feet from the quarter corner common to Sections 31 and 32, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence North 1° 10' South 620 feet to a point being the true point of beginning of this description; thence North 89° 49' West 582 feet, more or less, to the Easterly boundary of the Dalles-California Highway; thence North 2° 50' East along the Easterly boundary of said Dalles-California Highway 100.63 feet, to a point; thence South 89° 49' East 566 feet, more or less, to a point North 1° 10' East 100 feet from the point of beginning; thence South 1° 10' West 100 feet to the point of beginning.

Tax Account No: 3709-031AC-00500-000


Key No: 379888

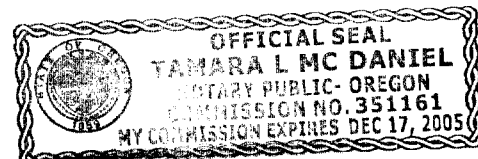
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$59,500.00**.

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.

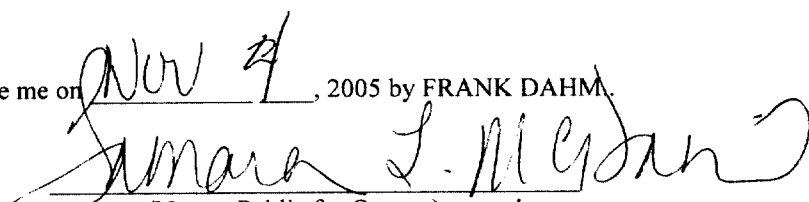
Dated this 4 day of November, 2005.

  
FRANK DAHM.



State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Nov 4, 2005 by FRANK DAHM.

  
(Notary Public for Oregon)

My commission expires 12/17/05

2/100