

MT71879 M



M05-70237

Klamath County, Oregon

12/01/2005 02:42:49 PM

Pages 2 Fee: \$26.00

After recording return to:

JOHN A. NOSAL

5429 PRIMROSE

KLAMATH FALLS, OR 97601

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

JOHN A. NOSAL

5429 PRIMROSE

KLAMATH FALLS, OR 97601

Escrow No. MT71879-TM

Title No. 0071879

STATUTORY WARRANTY DEED

KENNETH R. FENSTERMACHER and STELLA FENSTERMACHER, as tenants by the entirety,
Grantor(s) hereby convey and warrant to **JOHN A. NOSAL and VIRGINIA T. NOSAL, 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:

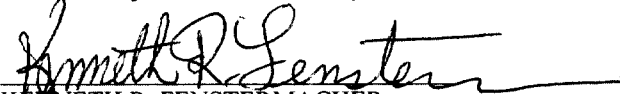

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 **\$293,990.00.**

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.

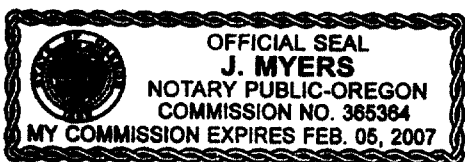
Dated this 29 day of Nov., 2005.

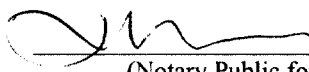

KENNETH R. FENSTERMACHER

STELLA FENSTERMACHER

State of Oregon

County of ~~KLAMATH~~ Jackson

This instrument was acknowledged before me on Nov. 29, 2005 by KENNETH R. FENSTERMACHER and STELLA FENSTERMACHER.




(Notary Public for Oregon)

My commission expires 2/5/07

26.0

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the SW1/4, Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at 1/2 inch iron pin from which the Northeast corner of the W1/2 of the NE1/4 of the NE1/4 of the SW1/4 of Section 9 bears North 00° 06' 40" East, 471.85 feet; thence South 00° 06' 40" West, 145.97 feet to a 1/2 inch iron pin; thence North 89° 27' 28" West, 328.50 feet to a 1/2 inch iron pin; thence North 00° 10' 38" East, 145.97 feet; thence South 89° 27' 28" East, 328.33 feet to the point of beginning.

Tax Account No: 3910-009C0-00500-000

Key No: 594823