



mtc-70791 st

M05-70346

Klamath County, Oregon

12/02/2005 03:21:26 PM

Pages 2 Fee: \$26.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
RICHARD FRANK ROSE
1817 LOCKE COURT
OAKLEY, CA 94561

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

RICHARD FRANK ROSE
1817 LOCKE COURT
OAKLEY, CA 94561

Escrow No. MT70791-SH
Title No. 0070791

SW 11

STATUTORY WARRANTY DEED

SUSAN A. WALTERS and JAMES B. WALTERS, as tenants by the entirety, Grantor(s) hereby convey and warrant to **RICHARD FRANK ROSE and JENA RENEE ROSE, as tenants by the entirety**, Grantee(s) the following described real property in the County of ^{JINA} **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 **\$435,000.00**.

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.

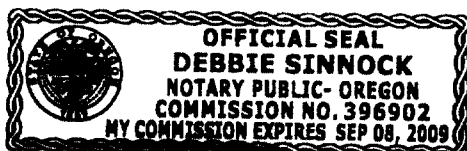
Dated this 21 day of Nov, 05.


SUSAN A. WALTERS


JAMES B. WALTERS

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 11-21-, 2005 by SUSAN A. WALTERS and JAMES B. WALTERS.




(Notary Public for Oregon)

My commission expires 9-8-09

26.00

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the NW1/4 of Section 14, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin on the West line of the SE1/4 of the NW1/4 of said Section 14 from which the Southwest corner of the NE1/4 of the NW1/4 of said Section 14 bears North 00° 10' 16" East 409.98 feet; thence from said point of beginning South 00° 10' 16" West along the West line of the SE1/4 of the NW1/4 of said Section 14 791.17 feet to a 5/8 inch iron pin; thence North 89° 35' 57" East 1,102.39 feet; thence North 791.15 feet; thence South 89° 35' 57" West 1,100.03 feet to the point of beginning.

Tax Account No: 3407-01400-01700-000
 886319

Key No:

Tax Account No.: 3407-01400-01700-000
 190661

Key No: