

05 JAN 14 PM 3:48

Vol M05 Page 03486



State of Oregon, County of Klamath
Recorded 01/14/05 3:48 p m
Vol M05 Pg 03486-88
Linda Smith, County Clerk
Fee \$ 31.00 # of Pgs 3

After recording return to:
Tom Monroe and Virginia F. Monroe
~~11435 Hill Road~~
~~Klamath Falls, OR 97603~~

910 Sycamore Lane
Woodland, CA 95695

M05-70520

Klamath County, Oregon
12/06/2005 03:27:12 PM
Pages 3 Fee: \$31.00

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

Tom Monroe and Virginia F. Monroe
~~11435 Hill Road~~
~~Klamath Falls, OR 97603~~ SAME

P O Box 7642, Klamath Falls, Or 97602

File No.: 7021-506670 (SAC)

Date: January 10, 2005

Being re-recorded to correct legal description in Volume M05 page 03486.

STATUTORY WARRANTY DEED

Michael G. Voight, Grantor, conveys and warrants to **Tom Monroe and Virginia F. Monroe as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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.

The true consideration for this conveyance is **\$150,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 14 day of January, 2005.

31F ✓

03487

APN: 870123

Statutory Warranty Deed
- continued

File No.: 7021-506670 (SAC)
Date: 01/10/2005

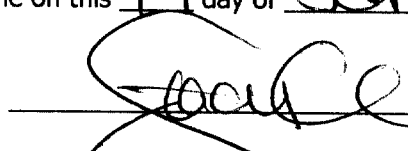


Michael G. Voight

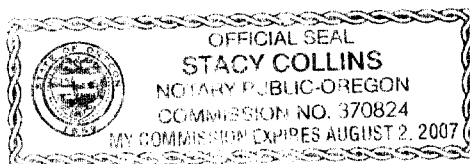
STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this
by **Michael G. Voight**.

14 day of November 2005



Notary Public for Oregon
My commission expires: 8-2-07




APN: 870123

Statutory Warranty Deed
- continuedFile No.: 7021-506670 (SAC)
Date: 01/10/2005**EXHIBIT A****LEGAL DESCRIPTION:**

A tract of land situated in Lot 7, Block 1 Tract 1109 – CHALET VISTA SUBDIVISION, situated in the SE ¼ SW ¼ of Section 32, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Lot 7, Block 1 of said Tract 1109 – CHALET VISTA, excepting the following described 5.00 acre tract.

Beginning at the corner common to said Lot 7 and Lot 6 of the North end of Chalet Drive; thence along the line common to said Lots 6 and 7 and the centerline of a 60 foot road easement, as per said Tract 1109, North 251.49 feet, on the arc of a curve to the right (radius = 76.66 feet and central angle = 105 degrees 03 minutes 00 seconds) 140.55 feet, South 74 degrees 57 minutes 00 seconds East 114.47 feet and South 83 degrees 17 minutes 05 seconds East 309.39 feet; thence leaving said Lot line and easement South 42 degrees 25 minutes 50 seconds East 420.01 feet to the South line of said Lot 7; thence North 89 degrees 58 minutes 20 seconds West, along said South lot line 747.76 feet to the East line of Chalet Drive; thence on the arc of a curve to the left (radius point bears North 89 degrees 58 minutes 20 seconds West 50.00 feet and central angle = 90 degrees 01 minutes 40 seconds) 78.55 feet, with bearings based on the South line of said Lot 7 as being North 89 degrees 58 minutes 20 seconds West.

CORRECT LEGAL:

Parcel 1 of Land Partition 63-00 being a portion of Lot 7 Block 1 of Tract 1109 Chalet Vista, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon (Parcel 2 of MLP No. 8-87) situated in the SE 1/4 SW 1/4 of Section 32, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.