

MT-71957 SH



M05-71311

Klamath County, Oregon

12/19/2005 10:20:09 AM

Pages 2 Fee: \$26.00

After recording return to:

Jason C. Donati

1601 Conners Ct.

Paradise, CA 95969

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

Jason C. Donati

1601 Conners Ct.

Paradise, CA 95969

Escrow No. MT71957-SH

Title No. 0071957

STATUTORY WARRANTY DEED

Rodney L. Gruell and Diana R. Gruell, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Jason C. Donati and Christine D. Donati, 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:

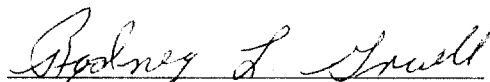
SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 **\$225,000.00**.

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.

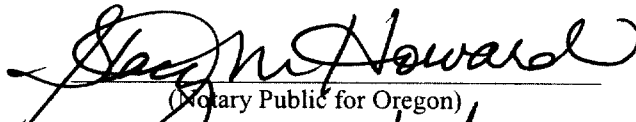
Dated this 13 day of Dec, 2005


Rodney L. Gruell


Diana R. Gruell

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Dec 13, 2005 by Rodney L. Gruell and Diana R. Gruell.


(Notary Public for Oregon)
My commission expires 11/18/2007



26.0

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

That portion of the S1/2 N1/2 N1/2 NE1/4 SW1/4 of Section 15, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of S1/2 N1/2 N1/2 NE1/4 SW1/4; thence East 198 feet to the true point of beginning; thence continuing East to that part described in Volume M69 at page 10156, dated October 31, 1969, recorded December 8, 1969; thence South 165 feet; thence West to that portion described in Volume 361 at page 144, recorded April 29, 1965; thence North 165 feet to the true point of beginning.

Tax Account No: 4112-015CA-00300-000 Key No: 110178

PARCEL 2:

The East 980 feet of the S1/2 N1/2 N1/2 NE1/4 SW1/4 of Section 15, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 4112-015CA-00400-000 Key No: 110196