M05-72037

Klamath County, Oregon 12/29/2005 02:34:52 PM

Pages 2 Fee: \$0.00

After recording, please return to:

Klamath County Public Works 305 Main Street Klamath Falls, Oregon 97601

Until a change is requested all tax statements shall be sent to: Klamath County Public Works 305 Main Street Klamath Falls, Oregon 97601

## **WARRANTY DEED**

MICHAEL L. WILCHER, Grantor, conveys and warrants to KLAMATH COUNTY, a political subdivision of the State of Oregon, Grantee, fee title to all that certain real property situated in the County of Klamath and State of Oregon, and being more particularly described as follows, to wit:

## SUBJECT PARCEL

Described on the attached Exhibit "A"

FREE OF ALL encumbrances, except for easements, conditions and restrictions of record.

The true consideration for this conveyance is \$1,150.000.

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 OF FOREST PRACTICES AS DEFINED IN ORS 30.930.

DATED this 30 day of NOVEMBER , 2005.

MICHAEL L. WILCHER

STATE OF OREGON )

) ss.

County of Klamath)

This instrument was acknowledged before me this

day of November 2005,

by Robert Rhoan.

Notar

OFFICIAL SEAL
STACY COLLINS
NOTARY PUBLIC-OREGON
COMMISSION NO. 370824
MY COMMISSION EXPIRES AUGUST 2, 2007

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1/C

Rt: Public Works

## **EXHIBIT "A"**

## CROSBY AVENUE R/W WILCHER PROPERTY

A parcel of land, situated in the NE1/4 SW1/4 of Section 3, Township 39 South, Range 9 East, W.M., Klamath County Oregon, being a portion of the West ½ of Lot 9 Block 1, First Addition to Altamont Acres, a duly recorded subdivision and being more particularly described as follows:

The north 10 feet of the West ½ of said Lot 9, Block 1, First Addition to Altamont Acres, EXCEPTING THEREFROM the North 5 feet conveyed to Klamath County, for the widening of Crosby Avenue, by Volume 362 at Page 462, Deed Records of Klamath County. Said parcel for road purposes contains 262.5 square feet more or less.