

**M05-72042**

Klamath County, Oregon

12/29/2005 02:46:04 PM

Pages 2 Fee: \$26.00

After Recording Return to:

ARTHUR R. BELSKY

1873 Benson Ave  
Klamath Falls, OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

ARTHUR R. BELSKY

Same as above

# **WARRANTY DEED**

(INDIVIDUAL)

KATHERINE L. SAGUNSKY, herein called grantor, convey(s) to ARTHUR R. BELSKY, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as: "A Married Man as his Sole and Separate Property"

See Exhibit A attached hereto and made a part hereof.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

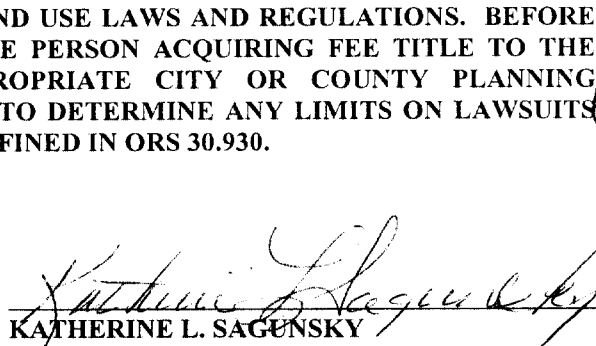
and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$365,000.00.

(here comply with the requirements of ORS 93.930)

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 December 16, 2005.

  
KATHERINE L. SAGUNSKY


STATE OF OREGON, County of Klamath ) ss.

On December 16, 2005 personally appeared the above named KATHERINE L. SAGUNSKY and acknowledged the foregoing instrument to be her voluntary act and deed.

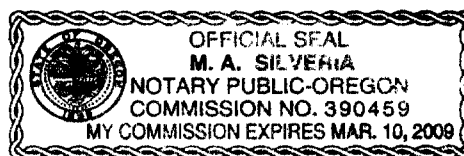
This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00062623

Before me:   
Notary Public for Oregon  
My commission expires: 3/10/09

Official Seal



26-A

**Exhibit A**

**PARCEL 1** 1:

Lots 17, 18, 19 and 20, Block 28, MOUNTAIN VIEW ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

**PARCEL 2** 2:

A tract of land being a portion of Lot 21, Block 28, MOUNTAIN VIEW ADDITION, TO THE CITY OF KLAMATH FALLS, Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Lot 21; thence North 89° 56' 57" East along the North line of said Lot 21, 7.22 feet to a 1/2 inch iron pin; thence South 01° 32' 13" West 49.87 feet to a 1/2 inch iron pin; thence South 89° 56' 57" West 5.81 feet to a 1/2 inch iron pin on the West line of said Lot 21; thence North 00° 05' 00" West 49.85 feet to the point of beginning,

CODE 001 MAP 3809-020DD TL 02100 KEY# 172716