



WTZ-63680 TA

Vol M04 Page 07137

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
MICHAEL W. THIBODEAUX
4301 MYRTYLE AVENUE
SACRAMENTO, CA 95841

State of Oregon, County of Klamath
 Recorded 02/05/2004 2:17 m
 Vol M04 Pg 7137-38
 Linda Smith, County Clerk
 Fee \$ 26.00 # of Pgs 2

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

MICHAEL W. THIBODEAUX
4301 MYRTYLE AVENUE
SACRAMENTO, CA 95841

Escrow No. MT63620-TA

STATUTORY WARRANTY DEED

DONALD J. ROEMER and LYNN G. ROEMER, as tenants by the entirety, Grantor(s) hereby convey and warrant to MICHAEL W. THIBODEAUX and CAROL A. THIBODEAUX, 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

R-3407-034CB-00300-000

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 \$44,365.06.

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 23rd day of Jan 2007.

Donald J. Roemer
 DONALD J. ROEMER

Lynn G. Roemer
 LYNN G. ROEMER

State of Oregon
 County of KLAMATH Josephine

This instrument was acknowledged before me on Jan 23 2007 by DONALD J. ROEMER and LYNN G. ROEMER.

Cindy Cunha
 (Notary Public for Oregon)

My commission expires 10-8-2007



26.00
 mm

EXHIBIT "A"
LEGAL DESCRIPTION

07138

The North 545.0 feet of the West 885 feet of the Northwest Quarter of the Southwest Quarter of Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM the North 272.5 feet; AND EXCEPTING THEREFROM the Southerly 30 feet.

TOGETHER WITH an easement for ingress, egress and utilities over and across the South 30 feet of the North 545 feet of the NW1/4 SW1/4 of Section 34, Township 34 South, Range 7 East, Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM the East 435 feet thereof.

ALSO, a tract of land in the NW1/4 SW1/4 of Section 34, Township 34 South, Range 7 East, Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of said NW1/4 SW1/4, said point being South a distance of 545 feet from the Northwest corner thereof; thence East, parallel with the North line of said NW1/4 SW1/4 to a point on the East line of said NW1/4 SW1/4; thence South on said East line a distance of 30.0 feet; thence West, parallel with the North line of said NW1/4 SW1/4, to a point on the West line of said Section 34; thence North on said West line a distance of 30.0 feet to the true point of beginning, as granted to Michael W. Thibodeaux and Carol A. Thibodeaux, husband and wife, by instrument recorded October 15, 2001 in Volume M01, Page 52269, Microfilm Records of Klamath County, Oregon.

Tax Account No.: 3407-034CB-00300-000

Key No.: 198002