

05 MAR 14 PM 3:15

Vol M05 Page 16691

After Recording Return to:

ASHLEY FRANCO

455 Parkfront Pl
Sim Valley, CA 93065

Until a change is requested all tax statements

Shall be sent to the following address:

ASHLEY FRANCO

Same as Above

State of Oregon, County of Klamath
Recorded 03/14/2005 3:15 p m
Vol M05 Pg 16691
Linda Smith, County Clerk
Fee \$ 21⁰⁰ # of Pgs 1

Aspen 59984AF
WARRANTY DEED
(INDIVIDUAL)

GREGG E. WILSON and SUSAN K. WILSON, herein called grantor, convey(s) to ASHLEY FRANCO, AN ESTATE IN FEE SIMPLE, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

A parcel of land situated in the SE 1/4 of Section 10, Township 34 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8 inch iron pin at the intersection of the North line of said SE 1/4 with the Northerly right of way line of the Head of the Williamson Road, a county road, from which the Northeast corner of said SE 1/4 bears South 89° 59' 46" East 818.00 feet; thence North 89° 59' 46" West along said North line of the SE 1/4 1661.43 feet to a 5/8 inch iron pin; thence South 52° 41' 41" East 1236.14 feet to a 5/8 inch iron pin on the said Northerly right of way line; thence North 37° 18' 19" East along said right of way line 306.15 feet to a 5/8 inch iron pin marking the beginning of a curve to the right; thence along the arc of a 2914.79 feet radius curve to the right (delta = 13° 54' 34"; long chord = North 53° 28' 04" East, 705.87 feet) 707.61 feet to the point of beginning.

R-3409-01000-00300-000 Key No.: R210532

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 \$17,000.00.
(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 3-10-05

Gregg E. Wilson
GREGG E. WILSON

Susan K. Wilson
SUSAN K. WILSON

STATE OF OREGON, County of Klamath) ss.

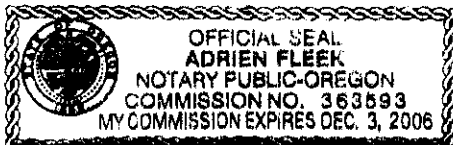
On 3-10-05 personally appeared the above named GREGG E. WILSON and SUSAN K. WILSON and acknowledged the foregoing instrument to be their/his/her voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00059984

Before me: *Adrien Fleen*
Notary Public for Oregon
My commission expires: 12-3-06
Official Seal



217