

05 JUN 20 PM 12:13

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State of Oregon, County of Klamath
Recorded 06/28/05 12:13P m
Vol M05 Pg 48747-48
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

1st 573627
WARRANTY DEED -- STATUTORY FORM

KAREN FENNO, TRUSTEE, AND SUCESSOR TRUSTEE OF THE HELEN E. JAMES
REVOCABLE TRUST DATED AUGUST 20, 2003., Grantor,

conveys and warrants to

MARK DOYLE and JENNIFER PETTIT, husband and wife, Grantee,

the following described real property, free of encumbrances except as
specifically set forth herein, to wit:

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

Tax Account No(s): R147166

Map/Tax Lot No(s): 2407-18A-3200

This property is free from encumbrances, EXCEPT: All those items of record, if
any, as of the date of this deed, including any real property taxes due, but
not yet payable.

The true consideration for this conveyance is \$180,000.00 .

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.

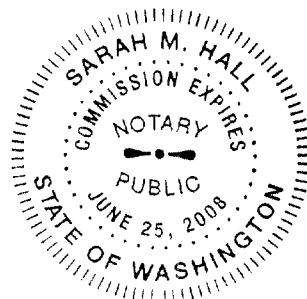
Dated this 22d day of June, 2005.

Karen Fenno, Trustee and Successor Trustee
KAREN FENNO TRUSTEE AND SUCESSOR
TRUSTEE

STATE OF WASHINGTON, COUNTY OF Whatcom) SS.

This instrument was acknowledged before me on June 22, 2005 by KAREN FENNO,
TRUSTEE AND SUCESSORS TRUSTEE OF THE HELEN E. JAMES REVOCABLE TRUST DATED
AUGUST 20, 2003.

Sarah M. Hall
(Notary Public)
My commission expires JUNE 25, 2008



After recording return to:
WESTERN TITLE & ESCROW COMPANY
16455 WILLIAM FOSS ROAD
LA PINE, OR 97739

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

MARK DOYLE AND JENNIFER PETTIT
8696 YACHATS RIVER ROAD
YACHATS, OR 97498

TITLE NO. 7029573627
ESCROW NO. 14-0030005

20F

48748

Exhibit "A"

Real property in the County of Klamath, State of Oregon, described as follows:

A tract of land situated in the SW 1/4 of the NE 1/4 and the SE 1/4 of NE 1/4 of Section 18, Township 24 S. R. 7 E.W.M., more particularly described as follows: Beginning at a point which is N. 01°00'51" E. 352.54 feet and East 33.69 feet from the 1/16th corner of the common line between the NE 1/4 and the SE 1/4 of Section 18; thence West 509.5 feet; thence continuing West 51 feet, more or less, to the flow line of Crescent Creek; thence Northerly and Easterly along said flow line 180 feet, more or less, to the intersection of the North line of said tract which is parallel to and 150 feet, more or less, north of the South line of said tract; thence East 15 feet, more or less, to a steel pin; thence continuing East 433.6 feet to a point; thence S. 00°18'41" W. 150.0 feet, more or less, to the point of beginning.

Tax Parcel Number: R147166