

05 JUL 6 AM 11:00

State of Oregon, County of Klamath
Recorded 07/06/05 11:08 m
Vol M05 Pg 51354-SS
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

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:
JAMES M. LANCASTER
3506 ROYAL AVENUE
EUGENE, OR 97402

WARRANTY DEED -- STATUTORY FORM

PAUL W. CHAMBERLAIN, Grantor,

conveys and warrants to

JAMES M. LANCASTER AND BETTY L. LANCASTER, HUSBAND AND WIFE AS TO AN UNDIVIDED
50% INTEREST AND DENNIS KABBA AND KARON KABBA, HUSBAND AND WIFE AS TO AN
UNDIVIDED 50% INTEREST, 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): R131976
Map/Tax Lot No(s): 23-09-24-A0-05400

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 \$25,000.00 .

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 5 day of July, 2005.

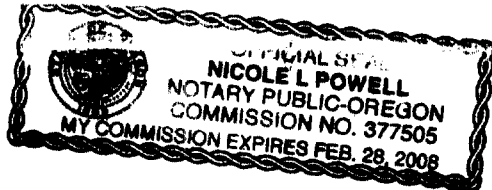
PAUL W. CHAMBERLAIN

STATE OF OREGON, COUNTY OF DESCHUTES) SS.

This instrument was acknowledged before me on July 5, 2005 by PAUL W.
CHAMBERLAIN.

Nicole L. Powell
(Notary Public for Oregon)
My commission expires 2/28/08

TITLE NO. 14-0049805
ESCROW NO. 14-0049805



267

Exhibit A

A parcel of land situated in the NE 1/4 NE 1/4 of Section 24, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying Easterly of River Pine Estates, Westerly of The Dalles-California Highway and Southwesterly of Hackett Drive.

SAVING AND EXCEPTING THEREFROM the following described parcel:

Beginning at the Northeast corner of Section 24, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence North 89° 58' 40" West 178.82 feet along the Northerly line of said Section; thence South 30° 48' West 1248.93 feet along the Northwestern right of way of the Dalles-California Highway to the true point of beginning; thence North 59° 12' West 246.05 feet to a point on the Southeasterly line of River Pine Estates; thence South 34° 15' 15" West 100.18 feet along said line; thence South 59° 12' East 252.05 feet to a point on the Northwestern right of way of the Dalles-California Highway; thence North 30° 48' East 100.00 feet along said line to the true point of beginning.

CODE 051 MAP 2309-024AO TL 05400 KEY #131976