

05 JUL 26 PM 3:05

After Recording Return to:

CHARLES T. EBNER and DEBRA C. EBNER

9010 Arant Rd
Klamath Falls, Or. 97603

Until a change is requested all tax statements

Shall be sent to the following address:

CHARLES T. EBNER and DEBRA C. EBNER

Same as above

Vol M05 Page 57590

State of Oregon, County of Klamath

Recorded 07/26/05 3:06 p.m.

Vol M05 Pg 57590-91

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

WARRANTY DEED

(INDIVIDUAL)

ATC 61996

BOBBY B. ROSS, herein called grantor, convey(s) to CHARLES T. EBNER and DEBRA C. EBNER, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

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 \$142,500.00.
(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 July 26, 2005.

Bobby B. Ross
BOBBY B. ROSS

STATE OF OREGON, County of Klamath) ss.

On July 26, 2005 personally appeared the above named BOBBY B. ROSS and acknowledged the foregoing instrument to be his voluntary act and deed.

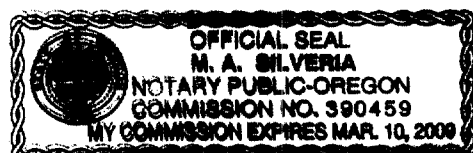
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00061996

Before me: M. A. Silveria
Notary Public for Oregon
My commission expires: 3/10/09

Official Seal



57591

Exhibit A

A parcel of land situated in Section 1, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County Oregon, more particularly described as follows:

Commencing at a railroad spike marking the Northeast corner of the SE 1/4 of said Section 1; thence North 89° 45' 40" West along the North line of said SE 1/4 30.00 feet to a 3/4 inch iron pin on the Westerly right of way line of Oregon State Highway No. 39 and the point of beginning for this description; thence continuing North 89° 45' 40" West along said North quarter section line, 1877.09 feet to the Easterly right of way line of the Klamath Irrigation District, No. 19 Drain; thence along said drain right of way line the following courses and distances; South 19° 02' 07" West, 92.67 feet; South 42° 01' 53" East, 430.24 feet; South 62° 32' 19" East, 162.80 feet; South 85° 24' 20" East, 286.92 feet; South 54° 01' 20" East, 311.01 feet; South 75° 05' 16" East, 589.62 feet; North 39° 56' 26" East, 570.09 feet to said Westerly right of way line of Highway 39; thence North 00° 11' 45" East along said highway right of way line 394.75 feet to the point of beginning.

CODE 164 MAP 4009-00100 TL 01100 KEY# 90984