

After Recording Return to:
Mr. and Mrs. William R. Addington and
Dr. and Mrs. Robert K. Addington
13600 Hriczisce Road
Bonanza, OR. 97623

State of Oregon, County of Klamath
Recorded 07/29/05 11:23 A m
Vol M05 Pg. 59057-58
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

05 JUL 29 AM 11:23

Until a change is requested all tax statements
shall be sent to the persons & address shown above.

ATC 61788 ms

WARRANTY DEED
(INDIVIDUAL)

ANTHONY EDWARDS and CHARMAINE EDWARDS, herein called Grantors, convey(s) to WILLIAM R. ADDINGTON and MARLENE T. ADDINGTON, husband and wife, as to an undivided one-half interest and ROBERT K. ADDINGTON and JUDITH A. ADDINGTON, husband and wife, as to an undivided one-half interest, herein called Grantees, 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 \$270,000.00.
(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.

WR 9

Dated July 25, 2005.

Anthony Edwards

ANTHONY EDWARDS
Charmaine Edwards

CHARMAINE EDWARDS

STATE OF OREGON, County of Klamath) ss.

On July 26, 2005, personally appeared the above named ANTHONY EDWARDS and CHARMAINE EDWARDS and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00061788

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

Official Seal



26A

59058

Exhibit A

The W 1/2 of the W 1/2 of NE 1/4 of the NE 1/4 of Section 16, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

ALSO a tract of land described as follows:

Beginning at the iron pin which marks the Northwest corner of the SE 1/4 NE 1/4 of Section 16, Township 39 South, Range 10 East of the Willamette Meridian, and running thence South parallel to the North-South quarter line and along the 40 line a distance of 882.2 feet to an iron pin which lies on the Northerly right of way line of the Klamath Falls-Lakeview Highway; thence South 57° 35' East along the Northerly right of way line of the Klamath Falls-Lakeview Highway, a distance of 392 feet to an iron pin; thence North parallel to the North-South quarter line a distance of 1090.5 feet to an iron pin; thence North 89° 40' West parallel to the North section line a distance of 331 feet, more or less, to the point of beginning, in the SE 1/4 of the NE 1/4 of Section 16, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

CODE 164 MAP 3910-01600 TL 00400 KEY# 597036

Unofficial
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