

After Recording Return to:

Mr. and Mrs. Stephen A. Annear and

Mr. and Mrs. Dale K. Bowles

6803 Shasta
Klamath Falls, OR 97603

State of Oregon, County of Klamath

Recorded 08/01/05 11:01 A m

Vol M05 Pg 59751-52

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2Until a change is requested all tax statements
Shall be sent to the persons & address shown above.

'05 AUG 1 AM 11:01

ATC 62041 MA

WARRANTY DEED
(INDIVIDUAL)

JAMES O. PEX, SUCCESSOR TRUSTEE of the RICHARD WILLIAM PEX REVOCABLE LIVING TRUST, herein called Grantor, convey(s) to STEPHEN A. ANNEAR and ARIANA L. ANNEAR, husband and wife as to an undivided one-half interest and DALE K. BOWLES and LEA D. BOWLES, 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 \$85,000.00.
(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 July 28, 2005.

RICHARD WILLIAM PEX REVOCABLE LIVING TRUST


JAMES O. PEX, SUCCESSOR TRUSTEE

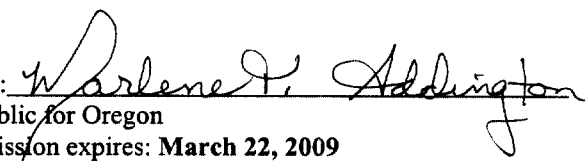
STATE OF OREGON, County of Klamath) ss.

On July 29, 2005, personally appeared the above named JAMES O. PEX, SUCCESSOR TRUSTEE OF THE RICHARD WILLIAM PEX REVOCABLE LIVING TRUST.

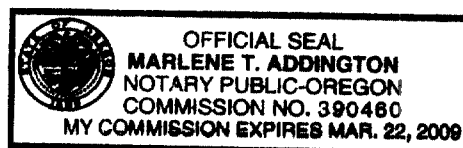
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00062041

Before me: 
Notary Public for Oregon
My commission expires: March 22, 2009

Official Seal



26-A

Exhibit A

PARCEL 1:

A tract of land situated in the NE 1/4 of the NE 1/4 of Section 10, Township 39 South, Range 9, East of the Willamette Meridian, in Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin which lies North 89° 40' East along the forty line a distance of 780.0 feet and North 1° 02' West a distance of 298.4 feet from the iron pin which marks the intersection of 4th Avenue and 4th Street of Altamont Acres, which point of intersection is also the Southwest corner of the NE 1/4 of the NE 1/4 of Section 10, Township 39 South, Range 9, East of the Willamette Meridian, and running thence; North 89° 40' East a distance of 224.4 feet to an iron pin which lies on the westerly right of way line of the U.S.R.S Drain ditch; thence North 4° 22' West along the said westerly right of way line of the U.S.R.S drain a distance of 128.8 feet to an iron pin; thence South 89° 40' West a distance of 216.7 feet to an iron pin; thence South 1° 02' East a distance of 128.4 feet, more or less, to the point of beginning, said parcel being the NE 1/4 of the NE 1/4 of Section 10, Township 39 South, Range 9, East of the Willamette Meridian in Klamath County, Oregon.

SAVING AND EXCEPTING the Northerly half of the above described parcel which was conveyed to Peter Rowe under deed recorded in Book 221 at page 50 of Deed Records of Klamath County, Oregon.

PARCEL 2:

A tract of land situated in the NE 1/4 of the NE 1/4 of Section 10, Township 39 South, Range 9, East of the Willamette Meridian, in Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin which lies North 89° 40' West along the forty line a distance of 780 feet and North 1° 02' West a distance of 170.0 feet from the iron pin which marks the intersection of 4th Avenue and 4th street of Altamont Acres, which point of intersection is also the Southwest corner of the NE 1/4 of the NE 1/4 of Section 10, Township 39 South, Range 9, East of the Willamette Meridian, and running thence North 89° 40' East a distance of 187.2 feet to an iron pin which lies on the westerly right of way line of the U.S.R.S. Drain ditch; thence North 26° 17' East along the said westerly right of way line of the U.S.R.S. Drain Ditch a distance of 87. 0 feet to an iron pin; thence North 4° 22' West along the said westerly right of way line of the U.S.R.S drain a distance of 50.6 feet to an iron pin; thence South 89° 40' West a distance of 224.4 feet to an iron pin; thence South 1° 02' East a distance of 128.4 feet, more or less, to the point of beginning, said tract being in the NE 1/4 of the NE 1/4 of Section 10, Township 39 South, Range 9, East of the Willamette Meridian in Klamath County, Oregon.

CODE 041 MAP 3909-010AA TL 03000 KEY# 540365