

05 AUG 3 PM 3:29

Vol M05 Page 61050

After Recording Return to:

LYNN F. CUNNINGHAM

7225 Henley Rd.
Klamath Falls, OR 97603

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

ARC 61818

State of Oregon, County of Klamath
Recorded 08/03/05 3:28 P m
Vol M05 Pg 61050-51
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

WARRANTY DEED
(INDIVIDUAL)

JAMES D. FORRESTER and CASSANDRA A. FORRESTER, husband and wife, herein called Grantors, convey(s) to **LYNN F. CUNNINGHAM**, 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 **\$115,000.00**.
(here comply with the requirements of ORS 93.930)

LC
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.

James D. Forrester
JAMES D. FORRESTER
Cassandra A. Forrester
CASSANDRA A. FORRESTER

STATE OF OREGON, County of **Klamath**) ss.

On July 28, 2005, personally appeared the above named **JAMES D. FORRESTER and CASSANDRA A. FORRESTER** 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.: 00061818

Before me: Marlene T. Addington
Notary Public for Oregon
My commission expires: **March 29, 2009**

Official Seal

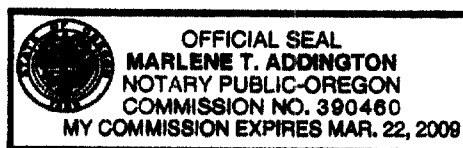


Exhibit A

The Southerly 160 feet of the following described parcels of real property (the North boundary thereof to be parallel with Henley Road):

PARCEL 1:

Beginning on the North line of County Road at a point which is South 1260 feet and South 89° 30' West 593.6 feet from the Northeast corner of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence North 500 feet; thence South 89° 30' West 131.2 feet to the United States Canal A-7; thence Southeasterly along said canal right of way to the aforesaid County Road; thence North 89° 30' East 43.1 feet along said County Road to the point of beginning, being in the NE 1/4 of said Section 25.

PARCEL 2:

Beginning at a point on the Northerly right of way line of the County Road which lies South 89° 33' West a distance of 647 feet and North 9° 47' West a distance of 30.4 feet from the iron pin which marks the Southeast corner of the NE 1/4 of the NE 1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence, continuing North 9° 47' West along the Easterly right of way line of the U.S.R.S. Lateral, a distance of 506.6 feet to an iron pin; thence North 89° 33' East a distance of 14.7 feet to an iron pin; thence in a Southeasterly direction a distance of 506.6 feet to a point on the Northerly right of way line of the County Road; thence South 89° 33' West along the Northerly right of way line of the County Road a distance of 15.5 feet, more or less, to the point of beginning, in the NE 1/4 of the NE 1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, known as Tract K.

CODE 198 MAP 3909-025A0 TL 01400 KEY# 583782