



MT- 70916 TM

State Of Oregon, County Of Klamath

M05-61635

08/10/2005 02:35:49 PM

Of Pages 2 Fee: \$26.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

LEE HOPPER

3508 COUGAR BUTTE LANE

Klamath Falls, OR 97601

Until a change is requested all
tax statements shall be sent to
The following address:

LEE HOPPER

3508 COUGAR BUTTE LANE

Klamath Falls, OR 97601

Escrow No. MT70916-TM

Title No. 0070916

STATUTORY WARRANTY DEED

PHILIP R. GIBSON, Grantor(s) hereby convey and warrant to **LEE HOPPER and MELINDA HOPPER**, as **tenants by the entirety**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$6,500.00**.

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 8th day of August, 2005

Philip R. Gibson
PHILIP R. GIBSON

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on August 10, 2005 by PHILIP R. GIBSON.

Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/07



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EXHIBIT "A"
LEGAL DESCRIPTION

A portion of the SE1/4 SE1/4 of Section 1 and a portion of the NE1/4 NE1/4 of Section 12, Township 31 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and being more particularly described as follows:

Beginning at the corner common to Sections 1 and 12, Township 31 South, Range 7 East of the Willamette Meridian; thence south $0^{\circ}11'03''$ East along the East line of Section 12, 172.96 feet; thence North $89^{\circ}13'52''$ West along Mt. Scott Meadows Subdivision 463.32 feet; thence North $2^{\circ}37'05''$ East along Mt. Scott Meadows Subdivision 318.03 feet; thence North $3^{\circ}21'20''$ West 667.05 feet; thence North $8^{\circ}33'07''$ West to the intersection with the North line of the SE1/4 SE1/4 of Section 1; thence East along the North line of the SE1/4 SE1/4 of the East line of Section; thence South $0^{\circ}11'03''$ East along the East line of Section 1, 1,311.13 feet to the point of beginning.

Tax Account No: 3107-001D0-10600-000

Key No.: 78999