



mtc- 70705 MS

State Of Oregon, County Of Klamath
M05-61640
08/10/2005 02:38:48 PM
Of Pages 2 Fee: \$26.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Roger L. Wiseman, Jr.

4920 Homedale Road

Klamath Falls, OR 97603

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

Roger L. Wiseman, Jr.

4920 Homedale Road

Klamath Falls, OR 97603

Escrow No. MT70705-MS

Title No. 0070705

SWD

STATUTORY WARRANTY DEED

James Clinton Rogers and Jo Ann Rogers, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Roger L. Wiseman, Jr. and Charisse A. Cole, with the rights of survivorship**, 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 **\$230,000.00**.

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 5 day of August 2005.

James Clinton Rogers
James Clinton Rogers

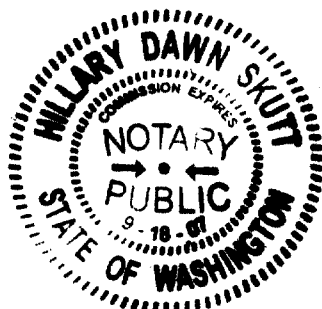
Jo Ann Rogers
Jo Ann Rogers

State of Washington

County of Kittitas

On this day personally appeared before me James Clinton Rogers and Jo Ann Rogers to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand official seal this 5 day of August, 2005.



Hillary Dawn Skutt
Printed Name: Hillary Dawn Skutt
Notary Public in and for the State of
Washington residing at Ronald

My appointment expires 9-18-07

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EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the NW 1/4 NE 1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the Westerly right of way line of Homedale Road, said point being North 89°58'56" West 30.00 feet and North 00°06'10" East 169.48 feet from the Northeast 1/16 corner of said Section 14; thence North 89°31'05" West 162.02 feet to a point on the Easterly right of way line of the U.S.B.R. Lateral, A-3-B; thence North 00°06'10" East along said Easterly right of way line, 80.00 feet; thence South 89°31'05" East 162.02 feet to the said Westerly right of way line of Homedale Road; thence South 00°06'10" West 80.00 feet to the point of beginning, with bearings based on Survey No. 1645, as recorded in the office of the Klamath County Surveyor.

Tax Account No: 3909-014AB-08800-000

Key No: 570395