



After recording return to:

Bruce T. Owens

3623 Coronado Way  
Klamath Falls, OR 97603

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

Bruce T. Owens

3623 Coronado Way  
Klamath Falls, OR 97603

File No.: 7021-639340 (DMC)

Date: August 11, 2005

THIS SPACE RESERVED FOR RECORDER'S USE

State Of Oregon, County Of Klamath

M05-62473

08/22/2005 03:27:38 PM

# Of Pages 3 Fee: \$31.00

## STATUTORY WARRANTY DEED

**Gerald I. Webber and Lillian Webber as tenants by the entirety and Gerald I. Webber and Lillian Webber, Trustees, or their successors in trust, under the Webber Family Trust dated September 9, 1994, and any amendments thereto, Grantor, conveys and warrants to Bruce T. Owens and Cheryl Burrell not as tenants in common, but with rights of survivorship, Grantee,** the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**This property is free from liens and encumbrances, EXCEPT:**

1. The **2005-2006** Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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.

The true consideration for this conveyance is **\$123,500.00**. (Here comply with requirements of ORS 93.030)

Dated this 18 day of August, 2005.

Gerald I. Webber  
Gerald I. Webber

Lillian Webber  
Lillian Webber

Gerald I. Webber and Lillian Webber,  
Trustees, or their successors in trust, under  
the Webber Family Trust dated September 9,  
1994, and any amendments thereto

Gerald I. Webber Trustee  
Gerald I. Webber, Trustee

Lillian Webber Trustee  
Lillian Webber, Trustee

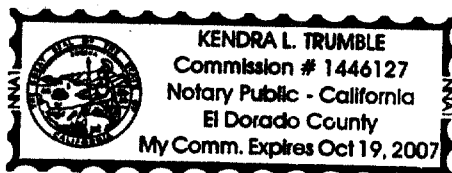
STATE OF California )  
County of El Dorado )ss.

This instrument was acknowledged before me on this 18 day of August, 2005  
by **Gerald I. Webber and Lillian Webber and Gerald I. Webber and Lillian Webber, Tru.**

Kendra L. Trumble

Notary Public for California

My commission expires: 10/19/07



**EXHIBIT A****LEGAL DESCRIPTION:**

Parcel 1: All that portion of the SW 1/4 SE 1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, which lies South of the right of way of the O. C. & E. Railway Company, less any portion thereof contained in roadway, and Less portion described as follows: Beginning at an iron pipe at the most Westerly corner of Tract 1 of Homedale; thence N. 76 feet, more or less, to the Southerly line of the right of way of the O. C. & E. Railway; thence Southeasterly along the Southerly right of way line of said Railway, 192 feet, more or less, to the South boundary line of the SW 1/4 SE 1/4, said Section 2; thence West along said South line a distance of 176 feet 6 inches, more or less to the point of beginning.

Parcel 2: All that portion of the SW 1/4 SE 1/4 Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at an iron pipe at the most Westerly corner of Tract 1, Homedale; thence N. 76 feet, more or less, to the Southerly line of the right of way of the O. C. & E. Railway; thence Southeasterly along the Southerly right of way line of said Railway, 192 feet, more or less, to the South boundary line of the SW 1/4 SE 1/4 said Section 2; thence West along said South line a distance of 176 feet 6 inches, more or less, to the point of beginning.

Parcel 3: Beginning at an iron pin at the most Westerly corner of Tract No. 1, Homedale; thence Southeasterly along the Northerly boundary line of 2nd Avenue of Homedale a distance of 160 feet to a point on said boundary line; thence Northerly to an iron pipe distant 182.84 feet S. 89°48' E. from the most Westerly corner of said Tract; thence Westerly along the Northerly boundary line of said Tract, 182.84 feet to the point of beginning, being a triangular piece of land out of the Westerly portion of said Tract No. 1.