

M05-66586

Klamath County, Oregon

10/14/2005 11:31:36 AM

Pages 2 Fee: \$26.00

After Recording Return to:

ROBERT B SKINNER and LINDA K THOMAS
14730 N. SUGAR PINE WAY
LAPINE, OR 97739

Until a change is requested all tax statements

Shall be sent to the following address:

(same as above)

Order No. 58183NP

ATE-62277

WARRANTY DEED

JOSE M CARREON and ROSA G CARREON, Husband and Wife, herein called grantor, convey(s) to **ROBERT B SKINNER** ^{EACH} as to an undivided 50% interest, and **LINDA K THOMAS** ^{EACH} as to an undivided 50% interest, herein called grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

SEE EXHIBIT "A" WHICH IS 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 except any real property taxes due but not yet payable;

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 **\$60,000.00**.

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: OCTOBER 9, 2005

Jose M. Carreon

JOSE M CARREON

Rosa G. Carreon

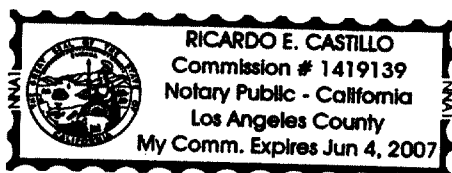
ROSA G CARREON

STATE OF CALIFORNIA, County of *Los Angeles*) ss.

On OCTOBER 9, 2005 personally appeared the above named **JOSE M CARREON and ROSA G CARREON** and acknowledged the foregoing instrument to be THEIR voluntary act and deed.

Before me: *Ricardo E. Castillo*
Notary Public for California
My commission expires: *JUNE 04 2007*

Official Seal



[Signature]

#26-A

Exhibit A

A portion of the N 1/2 of the NW 1/4 of the SW 1/4 of Section 16 Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, described as follows.

Beginning at the Northeast corner of the North half of the Northwest quarter of the Southwest Quarter of said section; thence West along the North line of the North half of the Northwest Quarter of the Southwest Quarter for 417.50 feet; thence South Parallel with the East line of the said North half of the Northwest Quarter of the Southwest Quarter 417.50 feet; thence East parallel with the North line of the North half of the Northwest Quarter of the Southwest Quarter 417.50 feet; thence North along the East line of the North half of the Northwest Quarter of the Southwest Quarter 417.50 feet to the true point of beginning. Except therefrom the North 30 feet which has been reserved for a roadway.

CODE 206 MAP 2310-016C0 TL 00900 KEY# 136409

CODE 206 MAP 2310-016C0 TL 01000 KEY# 136551