

MTT-71498 TM



M05-68218

Klamath County, Oregon

11/03/2005 02:38:11 PM

Pages 2 Fee: \$26.00

After recording return to:

Timothy C. Ebner

5831 N. Hills Drive

Klamath Falls, OR 97603

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

Timothy C. Ebner

5831 N. Hills Drive

Klamath Falls, OR 97603

Escrow No. MT71498-TM

Title No. 0071498

SWP

STATUTORY WARRANTY DEED

Barbara R. Lyons, Grantor(s) hereby convey and warrant to **Timothy C. Ebner and Katie M. Ebner, 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 **\$286,500.00**.

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 2ND day of NOVEMBER, 2005.

Barbara R Lyons
Barbara R. Lyons

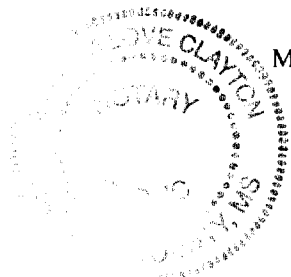
State of MISSISSIPPI
County of HINDS

This instrument was acknowledged before me on NOVEMBER, 2, 2005 by Barbara R. Lyons.

Melissa Lorde Clayton
(Notary Public)

My commission expires _____

Notary Public State of Mississippi At Large
My Commission Expires: December 11, 2005
Bonded Thru Heiden, Brooks & Garland, Inc.



260

EXHIBIT "A"
LEGAL DESCRIPTION

That portion of Section 14, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Quarter (1/4) corner common to Sections 13 and 14 of said Township 41 South, Range 11 East of the Willamette Meridian; thence South 0° 01' 13" East along the section line common to said Sections 13 and 14, said section line also being the centerline of Gaines Road, a distance of 1651.66 feet to the point of intersection with the centerline of State Line Road, said centerline of State Line Road being the common boundary between the States of Oregon and California; thence North 89° 07' 24" West along said centerline of State Line Road and the common boundary between the States of Oregon and California a distance of 235.28 feet to a point and True Place of Beginning; thence continuing North 89° 07' 24" West along said centerline a distance of 812.57 feet to a point; thence North 0° 39' 30" East and passing through an iron pin 30.00 feet therefrom, a distance of 298.04 feet to an iron pin; thence South 89° 07' 24" East and parallel to said centerline of State Line Road a distance of 812.57 feet to an iron pin; thence South 0° 39' 30" West and passing through an iron pin 268.04 feet therefrom, a distance of 298.04 feet to the point of intersection with the said centerline of State Line Road and true point of beginning.

EXCEPTING THEREFROM the Southerly 30.00 feet for public right-of-way purposes.

Tax Account No: 4111-01400-00201-000

Key No: 797953