

MTL-70125 KR



**M05-68819**

Klamath County, Oregon

11/10/2005 10:40:42 AM

Pages 2 Fee: \$26.00

After recording return to:

Lori Marcele Emmett

2709 Crosby

Klamath Falls, OR 97603

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

Lori Marcele Emmett

2709 Crosby

Klamath Falls, OR 97603

Escrow No. MT70125-KR

Title No. 0070125

SWD

**STATUTORY WARRANTY DEED**

**James R. Howland, as Trustee of THE JAMES R. HOWLAND TRUST dated February 23, 1994,** Grantor(s) hereby convey and warrant to **Lori Marcele Emmett and Craig Lawrence Emmett, 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:

**LEGAL DESCRIPTION**

1:

The North 165 feet of the SE 1/4 NE 1/4 of Section 23, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING any portion lying within the right of way of Homedale Road and within the 1-C-1A-1 Drain.

2:

That portion of the SE 1/4 NE 1/4 and NE 1/4 SE 1/4 of Section 23, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying Northerly of the Northerly line of the Great Northern Railway Company's right of way. EXCEPTING therefrom the North 165 feet thereof, ALSO EXCEPTING any portion lying within the right of way of Homedale Road.

Tax Account No: 3909-02300-01200-000

Key No: 582391

Tax Account No: 3909-02300-01300-000

Key No: 582408

Tax Account No: 3909-02300-01400-000

Key No: 582417

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 **\$150,000.00**.

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.

2600

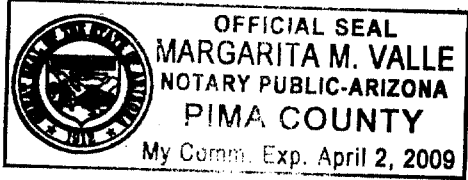
Dated this 7<sup>th</sup> day of November, 2005

THE JAMES R. HOWLAND TRUST

BY: James R. Howland  
James R. Howland, Trustee Trustee

State of Arizona  
County of Yuma

This instrument was acknowledged before me on NOV 7, 2005 by James R. Howland, as Trustee of THE JAMES R. HOWLAND TRUST dated February 23, 1994.



Margarita M. Valle  
(Notary Public)

My commission expires 04-02-2009

Unofficial Copy