



After recording return to:
Eric Starnes
2546 Lakeshore Drive
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Eric Starnes
2546 Lakeshore Drive
Klamath Falls, OR 97601

File No.: 7021-657458 (DMC)
Date: November 03, 2005

M05-70098

Klamath County, Oregon

11/30/2005 11:50:50 AM

Pages 3 Fee: \$31.00

STATUTORY WARRANTY DEED

Janice A. Navarre, Grantor, conveys and warrants to **Eric O. Starnes**, 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. 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 **\$205,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 14 day of November, 2005.

31F

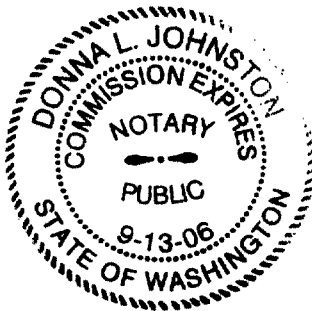
~~Old Republic Exchange Facilitator Company~~
~~For The Benefit of Janice A. Navarre~~

~~By: Jeffery Koo, Assistant Vice~~
~~President~~

Janice A. Navarre
By: READ & APPROVED BY: Janice A.
Navarre, Exchangor

STATE OF ~~Oregon~~ Washington)
County of ~~Klamath~~ Thurston)ss.

This instrument was acknowledged before me on this 14th day of November, 2005
by **Janice A. Navarre**.



Donna L. Johnston
Notary Public for ~~Oregon~~ Washington
My commission expires: 9-13-06

Exhibit "A"

Real property in the County of Klamath, State of Oregon, described as follows:

A parcel of land situated in the NW 1/4 SE 1/4 and NE 1/4SW 1/4 of Section 23, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at an iron pin on the Easterly right of way line of Lakeshore Drive (Secondary Highway #41) said point being the Northwesterly corner of that tract of land described in Deed Volume 338, page 169, Klamath County Deed Records, and said point being South a distance of 1,137.8 feet and East a distance of 148.02 feet, and North 22°32'36" a distance of 203.67 feet from the center one-fourth corner of said Section 23; thence North 78°20' East along the Northerly line of that tract of ground described in said Deed Record a distance of 678.33 feet to an iron pin on the shore line of Upper Klamath lake; thence Northwesterly along said shore line to the intersection with the East-West center line of said Section 23; thence West along the said center line to the center one-fourth corner of Section 23; thence South 27°44' West to an intersection with the Easterly right-of-way line of Highway 421; thence Southerly and Easterly along said right of way line to the point of beginning.

EXCEPTING THEREFROM: Beginning at an iron pin on the Easterly right of way line of Lakeshore Drive (Highway #421) which is the Northwesterly corner of a tract of land described in Deed Volume 338, page 169, Records of Klamath County, Oregon, and which said iron pin bears South a distance of 1137.8 feet and East a distance of 148.02 feet North 22°32'36" West a distance of 203.67 feet from the center one-quarter corner of said Section 23; thence from said beginning point North 11°28' East a distance of 143.7 feet to a point which is 60 feet Easterly at right angles from the Easterly right of way line of Lakeshore Drive and 130 feet Northwesterly at right angles from the Northerly line of parcel of land described in Deed Volume 338, page 169, Records of Klamath County, Oregon; thence North 78°20' East a distance of 580 feet, more or less, to a point on the shore line of Upper Klamath Lake; thence Northwesterly along said shore line to its intersection with the East-West centerline of said Section 23; thence West along said East-West centerline to the center line to the Center one-quarter corner of said Section 23; thence West along said East-West center line to the Center one-quarter corner of said Section 23; thence South 27°44' West to an intersection with the Northeasterly right of way line of Lakeshore Drive; thence Southeasterly along said right of way line to the point of beginning.

FURTHER EXCEPTING: The Northerly 40 feet of the above described parcel, as evidenced by Property Line Adjustment 52-99 on file in the office of the County Clerk, Klamath County, Oregon.

Together with those rights of access contained in Deed recorded March 31, 1971 on page 2668, records of Klamath County, Oregon.

Tax Parcel Number: R-421993