



mtc-72498LW

M05-72059

Klamath County, Oregon

12/29/2005 03:16:12 PM

Pages 2 Fee: \$26.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

RICHARD D. PRATT

411 N. 6th Street #807

Emery, SD 57332

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

RICHARD D. PRATT

411 N. 6th Street #807

Emery, SD 57332

Escrow No. MT72498-LW

Title No. 0072498

SWP

STATUTORY WARRANTY DEED

TROY L. WHITTON and THETA WHITTON, as tenants by the entirety, Grantor(s) hereby convey and warrant to **RICHARD D. PRATT and LUCILLE E. PRATT, 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:

EXHIBIT "A" LEGAL DESCRIPTION

Lot 1 Block 2, WOODLAND PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH an undivided 1/88ths interest in 2 parcels situated in Lots 1 and 2, Section 15, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

PARCEL A:

Beginning at the Northwest corner of said Section 15, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and running thence along the North line of said Section North 89° 42' 15" East 400.0 feet; thence South 62.42 feet; thence South 46° 57' 20" West 408.82 feet to the Northeasterly bank of the Williamson River; thence following said river bank North 37° 53' 20" West 136.90 feet; thence North 16° 33' West 60.98 feet to the West line of Section 15; thence Northerly on said Section line 172.92 feet to the point of beginning.

PARCEL B:

Beginning at the Northwest corner of said Section 15, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and running thence North 89° 42' 15" East 400.00 feet along the North line of said Section 15; thence South 62.42 feet; thence South 50° 43' 50" East 453.16 feet; thence South 76° 17' 30" East 886.79 feet to the true point of beginning of this description; thence South 35 ° 56' 30" West 446.55 feet to a point on the Northeasterly bank of the Williamson River; thence South 45 ° 32' 20" East 84.00 feet; thence North 44 ° 52' 10" East 411.58 feet; thence North 34 ° 25' 40" West 156.01 feet, more or less, to the true point of beginning of this description.

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 **\$105,500.00**.

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

26.0

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 27th day of December 2005

Troy L. Whitton
TROY L. WHITTON

Theta Whitton
THETA WHITTON

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Dec. 27, 2005 by TROY L. WHITTON and THETA WHITTON.



Linda Cunningham
(Notary Public for Oregon)

My commission expires 10-5-2007