

MTL- 73055 MS
TH



M06-01031

Klamath County, Oregon

01/18/2006 02:48:49 PM

Pages 2 Fee: \$26.00

After recording return to:

Kevin M. Hooper

1017 Homedale Road

Klamath Falls, OR 97603

Until a change is requested all

tax statements shall be sent to

The following address:

Kevin M. Hooper

1017 Homedale Road

Klamath Falls, OR 97603

Escrow No. MT73055-MS

Title No. 0073055

SWD

STATUTORY WARRANTY DEED

Bruce D. Johnson and Bernie M. Johnson, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Kevin M. Hooper and Charlene Hooper, 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:

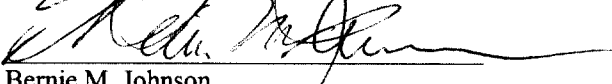
The true and actual consideration for this conveyance is **\$165,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated this 18 day of Jan, 2006



Bruce D. Johnson

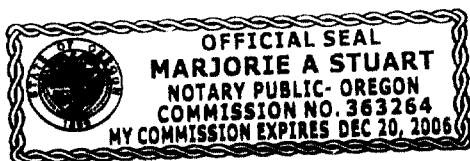


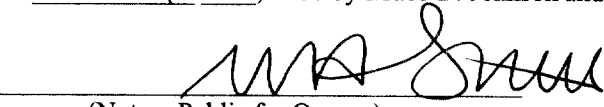
Bernie M. Johnson

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 1/18, 2006 by Bruce D. Johnson and Bernie M. Johnson.





(Notary Public for Oregon)

My commission expires 12/20/2006

26.00

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land being a portion of Lot 73, FAIR ACRES SUBDIVISION 1, situated in the NE1/4 SE1/4 of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point from which the Southwest corner of said Lot 73 bears West, parallel to the South line of said Lot 73, 250.0 feet and South, along the West line of said Lot 73, 155.0 feet; thence East parallel to the South line of said Lot 73, 250 feet more or less to a point on the East line of that tract of land described in Volume M85 at page 4330, Microfilm Records of Klamath County, Oregon; thence North 174 feet to the Northeast corner of said tract; thence West along the North line of said Lot 73, 250 feet, more or less, to a point that bears East 250 feet from the Northwest corner of said Lot 73; thence South, parallel to the West line of said Lot 73, 174 feet to the point of beginning.

TOGETHER WITH a 30 foot wide easement beginning at the Southwest corner of Lot 73 FAIR ACRES SUBDIVISION NO. 1; thence North 125 feet; thence East at right angles from North line of said tract a distance of 500 feet; thence North 30 feet at the Easterly border of said tract; thence West a distance of 500 feet; thence 30 feet South to the point of beginning.

Tax Account No:3809-035DA-00200-000 Key No:450997