

MT73160LW



M06-01275  
Klamath County, Oregon  
01/23/2006 10:36:54 AM  
Pages 3 Fee: \$31.00

After recording return to:  
GREGORY M. KACKSTETTER  
20165 SO. HORNE STREET  
OCEANSIDE, CA 92054

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

GREGORY M. KACKSTETTER  
20165 SO. HORNE STREET  
OCEANSIDE, CA 92054

Escrow No. MT73160-LW  
Title No. 0073160

SWD

**STATUTORY WARRANTY DEED**

**E. DENTON TALBERT**, Grantor(s) hereby convey and warrant to **GREGORY M. KACKSTETTER**, 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

PARCEL 1:

A parcel of land being a portion of Sections 19 and 20 in Township 28 South, Range 8 East, Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point South 89 ° 30' West 476.48 feet from the quarter corner of Sections 19 and 20, Township 28 South, Range 8 East of the Willamette Meridian; thence South 89°30' West 544.34 feet; thence North 16°22' East 1,687.37 feet; thence South 73 °38' East 330.00 feet; thence South 16 °22' West 742.60 feet; thence South 73 °38' East 259.00 feet; thence South 16 °22' West 79.00 feet; thence South 73 °38' East 200.18 feet; thence South 16 °22' West 30.00 feet; thence North 73 °38' West 200.18 feet; thence South 16 °22' West 191.00 feet; thence North 73 °38' West 259.00 feet; thence South 16 °22' West 544.77 feet to the point of beginning.

PARCEL 2:

A strip of land three hundred and thirty (330) feet in width situated in the Southeast Quarter (SE1/4) of Section 19 and the East Half (E1/2) Section 30, all in Township 29 South, Range 8 East, Willamette Meridian, Klamath County, Oregon, said strip of land being a part of and lying within the boundaries of an existing airport known as the "Beaver Marsh Airport", more particularly described as follows:

Beginning at the quarter section corner common to Sections 19 and 20 of said Township and Range; thence South 89 °30' West along the North line of the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) of said Section 19 of said Township and Range, a distance of 478.48 feet to the True Point of Beginning of this description; thence South 16 °22' West 6,100 feet; thence North 73 °38' West 330 feet; thence

31.00

North 16 °22' East 6,000 feet; thence North 89 °30' East 344.84 feet,  
more or less, to the point of beginning.

Tax Account No:	2808-00000-01000-000	Key No:	740924
Tax Account No:	2808-019A0-03100-000	Key No:	740942

**SALE SUBJECT TO THE FOLLOWING ITEMS AS SHOWN ON THE PRELIMINARY  
TITLE REPORT  
AND WILL BE ATTACHED TO THE WARRANTY DEED BEING RECORDED AT THE  
CLOSE OF ESCROW:**

**6. Taxes for the fiscal year 2003-2004, delinquent.**

Account No.:	2808-00000-01000-000	Key No.:	740924
Amount:	\$343.41 plus interest	Code No.:	050

Account No.:	2808-019A0-03100-000	Key No.:	740942
Amount:	\$138.13 plus interest	Code No.:	008

**7. Taxes for the fiscal year 2004-2005, delinquent.**

Account No.:	2808-00000-01000-000	Key No.:	740924
Amount:	\$347.46 plus interest	Code No.:	050

Account No.:	2808-019A0-03100-000	Key No.:	740942
Amount:	\$139.04 plus interest	Code No.:	008

**8. Taxes for the fiscal year 2005-2006, a lien now due and payable.**

Account No.:	2808-00000-01000-000	Key No.:	740924
Amount:	\$362.10	Code No.:	050

Account No.:	2808-019A0-03100-000	Key No.:	740942
Amount:	\$145.43	Code No.:	008

**6. Trust Deed, subject to the terms and provisions thereof, given to secure an indebtedness with  
interest thereon and such future advance as may be provided therein;**

**Dated:** November 11, 2002

**Recorded:** November 25, 2002

**Volume:** M02, page 68379, Microfilm Records of Klamath County, Oregon

**Amount:** \$55,000.00

**Grantor:** E. Denton Talbert

**Trustee:** AmeriTitle, an Oregon corporation

**Beneficiary:** The State of Oregon, by and through its State Aviation Board, as successor in interest  
to the State Board of Aeronautics, on behalf of its Department of Aviation

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 **\$1,000.00**.

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 30 day of JANUARY, 2006

E Denton Talbert  
E. DENTON TALBERT

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on JAN. 30, 2006 by E. DENTON TALBERT.



Linda Cunningham  
(Notary Public for Oregon)

My commission expires 10-5-2007

Unofficial Copy