

MT7-72868 MS

THIS SPACE RESERVED FOR RECORDER'S USE



**M06-01577**

Klamath County, Oregon

01/26/2006 02:56:13 PM

Pages 2 Fee: \$26.00

After recording return to:  
Roger D. Bartholomew, Jr.

5581 Bartlett Avenue

Klamath Falls, OR 97603

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

Roger D. Bartholomew, Jr.

5581 Bartlett Avenue

Klamath Falls, OR 97603

Escrow No. MT72868-MS

Title No. 0072868

SWD

### STATUTORY WARRANTY DEED

**Nelda J. Miller, Successor Trustee of the Tucker Living Trust Dated October 19, 2004**, Grantor(s) hereby convey and warrant to **Roger D. Bartholomew, Jr. and Carla M. Bartholomew, 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 **\$145,000.00**.

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 25<sup>th</sup> day of Jan, 2006.

Tucker Living Trust Dated October 19, 2004

BY: Nelda J. Miller  
Nelda J. Miller, Successor Trustee

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 1-25, 2006 by Nelda J. Miller, Successor Trustee of the Tucker Living Trust Dated October 19, 2004.



[Signature]  
(Notary Public for Oregon)

My commission expires 12/20/06

26.00

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

That portion of the NE1/4 NE1/4 of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at an iron pin on the Westerly right of way line of Summers Lane which lies South 0° 10' East along the section line a distance of 905.5 feet and North 88° 39' West a distance of 30 feet from the iron axle which marks the Northeast corner of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence; continuing North 88° 39' West a distance of 275.4 feet to an iron pin; thence, South 0° 10' East parallel to the section line a distance of 78.4 feet to an iron pin; thence South 88° 39' East a distance of 275.4 feet to an iron pin on the Westerly right of way line of Summers Lane; thence, North 0° 10' West along the Westerly right of way line of Summers Lane a distance of 78.4 feet, more or less, to the point of beginning.

Tax Account No:3909-015AA-10400-000 Key No:577165