

MTL-73033^{UV}_{TI}



M06-01672

Klamath County, Oregon

01/27/2006 10:45:29 AM

Pages 2 Fee: \$26.00

After recording return to:

CARLA ANGELICO

22795 Kinross Lane

MORENO VALLEY, CA 92557

Until a change is requested all

tax statements shall be sent to

The following address:

CARLA ANGELICO

22795 Kinross Lane

MORENO VALLEY, CA 92557

Escrow No. MT73033-LW

Title No. 0073033

SWD

STATUTORY WARRANTY DEED

RICHARD C. BEISANG, Grantor(s) hereby convey and warrant to **CARLA ANGELICO**, 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:

Lot 16 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 **\$9,700.00**.

26.00

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 23 day of January, 2006.

Richard C. Beisang
RICHARD C. BEISANG

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on January 23, 2006 by RICHARD C. BEISANG.

Lisa Weatherby
(Notary Public for Oregon)



My commission expires 11/20/07