

MTT- 72719 MS  
THIS



**M06-02135**

Klamath County, Oregon

02/02/2006 03:06:29 PM

Pages 2 Fee: \$26.00

After recording return to:

Charles G. Thompson

108 Sandpiper Circle

Corte Madera, CA 94925

Until a change is requested all

tax statements shall be sent to

The following address:

Charles G. Thompson

108 Sandpiper Circle

Corte Madera, CA 94925

Escrow No. MT72719-MS

Title No. 0072719

SWD

### STATUTORY WARRANTY DEED

**Teresa Pimentel**, Grantor(s) hereby convey and warrant to **Charles G. Thompson and Blanca E. Thompson**, 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 **\$285,000.00**.

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 27th day of Jan, 2006

Teresa Pimentel  
Teresa Pimentel

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 1/27, 2006 by Teresa Pimentel.



[Signature]  
(Notary Public for Oregon)

My commission expires 12/20/06

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

Lot 18 in Block 9, TRACT 1270, FIFTH ADDITION TO NORTH HILLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM a tract of land located in Lot 18 of Block 9, Tract 1270, FIFTH ADDITION TO NORTH HILLS, situated in the NE1/4 of the NE1/4 of Section 35 the NW1/4 of the NW1/4 of Section 36, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the initial point of said Tract 1270, said being a 2 1/2" brass disk; thence along the Easterly boundary of Lot 18 and said Tract 1270, South 21° 49' 21" East, 48.35 feet to the Easterly corner common to Lots 18 and 19 of said Tract 1270 and the true point of beginning: thence South 56° 25' 07" West, 127.55 feet to a point of non-tangent curvature on the Northeasterly right of way of upland drive; thence along said right of way, along the arc of a 230.00 foot radius curve to the left, through a central angle of 2° 17' 58", an arc distance of 9.23 feet (the long chord of which bears N34° 45' 54" West, 9.23 feet) to a point of non-tangency; thence leaving said right of way, North 60° 33' 01" East, 128.07 feet to the true point of beginning.

Tax Account No: 3809-035AA-08300-000

Key No: 873655