

mtc-12593<sup>MS</sup>



**M06-02762**

Klamath County, Oregon

02/13/2006 02:44:18 PM

Pages 2 Fee: \$26.00

After recording return to:

Christine Karas

5233 Valley View Lane

Klamath Falls, OR 97601

Until a change is requested all

tax statements shall be sent to

The following address:

Christine Karas

5233 Valley View Lane

Klamath Falls, OR 97601

Escrow No. MT72593-MS

Title No. 0072593

SWD

### STATUTORY WARRANTY DEED

**John D. Evensizer and Barbara Ann Evensizer, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **Christine Karas**, 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:

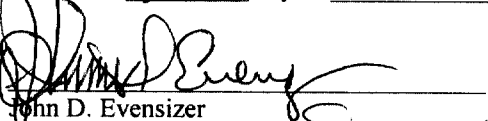
**SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

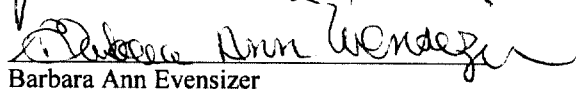
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$439,000.00**.

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 8<sup>th</sup> day of Feb, 2006

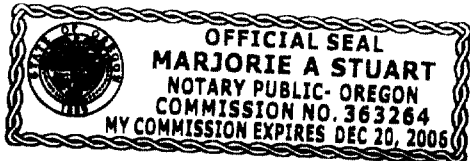
  
John D. Evensizer

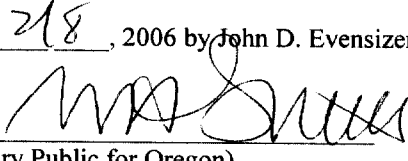
  
Barbara Ann Evensizer

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 21<sup>st</sup>, 2006 by John D. Evensizer and Barbara Ann Evensizer.



  
(Notary Public for Oregon)

My commission expires 12/20/06

26.0

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

A tract of land in Government Lots 1 and 11, Section 32, Township 39 South, Range 8 East and in Government Lots 8 and 9, Section 5, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the intersection of the North line of the Weyerhaeuser Logging Road and the West line of said Section 32, said point being North 332.03 feet from the Southwest corner of said Section 32; thence North, on said Section line, 162.28 feet; thence leaving the West line of said Section 32 and running South 81° 30' East, 800.8 feet; thence South 52 ° 32' East, 1124.15 feet; thence South 53.8 feet to a point on the North line of said Weyerhaeuser Logging Road; thence Northwesterly on said road to the point of beginning. Saving and excepting that portion within Highway 66.

Tax Account No:	3908-032C0-01800-000	Key No:	502030
Tax Account No:	4008-00500-00400-000	Key No:	619307
Tax Account No:	4008-00500-00500-000	Key No:	619290
Tax Account No:	4008-00500-00600-000	Key No:	619334