

mtc-73435 SH

THIS SPACE RESE

M06-05912

Klamath County, Oregon

03/29/2006 03:11:27 PM

Pages 2 Fee: \$26.00



After recording return to:

Gary S. Cockrell

145 Fairlane Circle

MIRA LOMA, CA 91752

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

Gary S. Cockrell

145 Fairlane Circle

MIRA LOMA, CA 91752

Escrow No. MT73435-SH

Title No. 0073435

SWD

### STATUTORY WARRANTY DEED

**Ken Mayberry and Shirley Mayberry, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **Gary S. Cockrell and Linda L. Cockrell, 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:

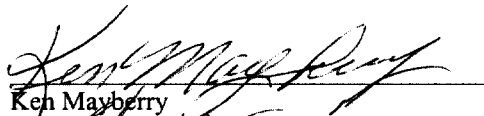
**SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

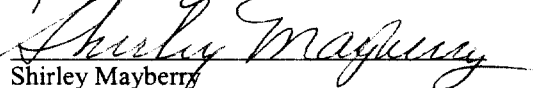
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$127,000.00**.

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 29 day of March, 2006

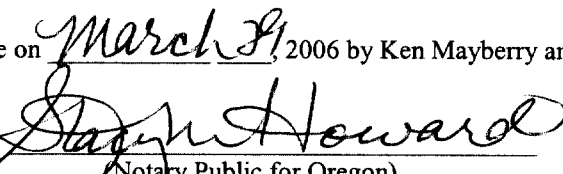
  
Ken Mayberry

  
Shirley Mayberry

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on March 29, 2006 by Ken Mayberry and Shirley Mayberry.



  
(Notary Public for Oregon)  
My commission expires 11/18/2007

26.00

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

A tract of land situated in the S1/2 of Government Lot 2, Section 17, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the point of intersection of the North line of the S1/2 of said Government Lot 2 and the Northwesternly right of way line of the Chiloquin – Agency Lake Highway said point also being South 89° 27' 34" West 1263.22 feet and South 35° 29' 10" West 409.08 feet from the North quarter corner of said Section 17; thence South 35° 29' 10" West along said right of way line 208 feet; thence South 89° 25' 25" West 208 feet; thence North 7° 30' 34" East 170.82 feet to the North line of the said S1/2 of Government Lot 2, thence North 89° 25' 25" East 306.42 feet to the point of beginning, with bearing s based on Winema Peninsula Unit No. 1 a duly recorded subdivision.

Tax Account No: 3507-017A0-00800-000

Key No: 233287