

mtc-72793KR

M06-06213

Klamath County, Oregon

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Pages 4 Fee: \$36.00

**UNLESS A CHANGE IS REQUESTED,
ALL TAX STATEMENTS SHALL BE
SENT TO THE FOLLOWING ADDRESS:**

Paul & Robert Wampler, Inc.

P. O. Box 5144

Klamath Falls, OR 97601

AFTER RECORDING, RETURN TO:

Stuart E. Foster

Foster Denman, LLP

Post Office Box 1667

Medford, OR 97501

WARRANTY DEED

ROBERT M. WAMPLER and ALICE M. WAMPLER, Grantors, convey and warrant to PAUL & ROBERT WAMPLER, INC., an Oregon corporation, Grantee, the real property located in Klamath County, Oregon, and more particularly described on Exhibit "A" attached hereto and made a part hereof.

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the amount, nature and terms of any right or indemnification available to Grantor under any title insurance policy, and Grantor shall have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantor under any such title insurance policy.

The true consideration for this conveyance is other value given.

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, 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 30th day of March, 2006.


ROBERT M. WAMPLER


ALICE M. WAMPLER

Exhibit "A" – Warranty Deed

36.00

STATE OF OREGON)
) ss.
County of Klamath)

On this 30th day of March, 2006, personally appeared the above-named ROBERT M. WAMPLER, and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Kristi L. Redd
Notary Public for Oregon
My commission expires: 11/16/2007



STATE OF OREGON)
) ss.
County of Klamath)

On this 30th day of March, 2006, personally appeared the above-named ALICE M. WAMPLER, and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Kristi L. Redd
Notary Public for Oregon
My commission expires: 11/16/2007



Exhibit "A"

Parcel 1

The Easterly 66.55 feet of Lot 3, Block 7, Tract No. 1080, Washburn Park, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Tax Account No: 3909-010BC-01500-000 Key No: 542620

Parcel 2

Lot 4, Block 7, Tract No. 1080, Washburn Park, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Tax Account No: 3909-010BC-01600-000 Key No: 542648

Parcel 3

Lot 5, Block 7, Tract No. 1080, Washburn Park, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Tax Account No: 3909-010BC-01700-000 Key No: 542657

Parcel 4

Lot 6 in Block 7 of Tract No. 1080, WASHBURN PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-010BC-01800-000 Key No: 542666
(Covers other property also)

Parcel 5

The Easterly ½ of the following parcels of land:

Beginning at the Southwest corner of premises described in deed from H.M. Mallory and Christine Mallory, husband and wife, to Fremont Glass & Millwork Co., recorded April 14, 1969, in M-69 at page 2675, Microfilm Records of Klamath County, Oregon; thence South along the East line of Washburn Way 40 feet to the true point of beginning; thence continuing South along the East line of Washburn Way 200 feet to a point; thence East parallel to the South line of said Fremont Glass & Millwork Co. tract to a point on the East line of Lot 3, Block 4, THIRD ADDITION TO ALTAMONT ACRES which is South 94.55 feet from the Northeast corner of

said lot; thence North along the East line of Lot 2, Block 4, 40 feet South of said Northeast corner of Lot 2, Block 4, said subdivision; thence West parallel to the South line of said Fremont Glass & Millwork Co. tract to the true point of beginning.

A portion of SW¼ NW¼, Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Beginning at the Southwest corner of premises described in deed from H.M. Mallory and Christine Mallory to Fremont Glass and Millwork Co., recorded April 14, 1969, in M-69 at page 2675, Microfilm Records of Klamath County, Oregon; thence South 00°02'15" East, along the East right of way line of Washburn Way, 40.00 feet to the true point of beginning; thence continuing South 00°02'15" East along said East right of way line, 71.11 feet; thence South 89°30' East parallel to, and 111.11 feet distant from the Southerly line of the premises described in said deed from H.M. Mallory and Christine Mallory to Fremont Glass and Millwork Company, to a point on the West line of Lot 2, Block 4, THIRD ADDITION TO ALTAMONT ACRES, Klamath County, Oregon, which is South 00° 07' East, 111.11 feet from the Northwest corner of said Lot 2; thence North 00°07' West along the Westerly line of said Lot 2, 71.11 feet to a point on the West line of said Lot 2; said point being South 00°07' East, 40.00 feet from the Northwest corner of said Lot 2; thence North 89°30' West, parallel to and 40.00 feet distant from said Southerly line of said Fremont Glass and Millwork Tract to the point of beginning.

Also the following described real property in Klamath County, Oregon:

Beginning at the Southwest corner of premises described in deed from H.M. Mallory and Christine Mallory, husband and wife, to Fremont Glass & Millwork Co., recorded April 14, 1969, in M-69 at page 2675, Microfilm Records of Klamath County, Oregon; thence South along the East line of Washburn Way 111 feet to the true point of beginning; thence continuing South along the East line of Washburn Way 15 feet to a point; thence East parallel to the South line of said Fremont Glass & Millwork Co. tract to a point on the East line of Lot 2, Block 4, THIRD ADDITION TO ALTAMONT ACRES which is South 126.11 feet from the Northeast corner of said Lot; thence North along the East line of said Lot 2, Block 4, 111 feet South of said Northeast corner of Lot 2, Block 4, said subdivision; thence West parallel to the South line of said Fremont Glass & Millwork Co. tract to the true point of beginning.

Tax Account No: 3909-010BC-01800
(Covers other property also)

Key No: 542666