



After recording return to:  
Lynn A. Graves  
11930 Highway 66  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
Lynn A. Graves  
11930 Highway 66  
Klamath Falls, OR 97601

File No.: 7021-770815 (DMC)  
Date: March 06, 2006

THIS SPACE RESERVED FOR RECORDER'S USE

### **STATUTORY WARRANTY DEED**

**Joseph Werlinger, Jr. and Laurie F. Peacore as tenants by the entirety**, Grantor, conveys and warrants to **Lynn A. Graves, a married man**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**This property is free from liens and encumbrances, EXCEPT:**


1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$265,000.00**. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER ORS 197.352. 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 ORS 197.352.

36-F

Dated this 23 day of March, 2006.

  
Joseph Werlinger Jr.

Laurie F. Peacore  
Laurie F. Peacore

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 23 day of March, 2006  
by **Joseph Werlinger, Jr. and Laurie F. Peacore.** A

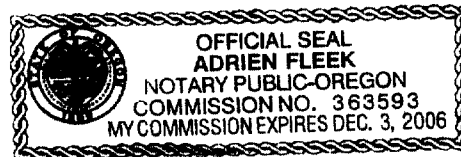
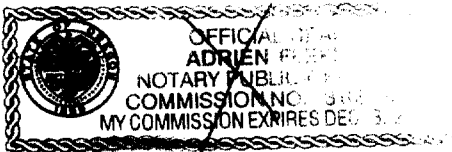
Captain:                       
 Officer:                       
 Driver:                       
 Bori Grain                     

~~Dori Grain~~

**Notary Public for Oregon**

My commission expires: ~~November 7, 2009~~

12-3-00



STATE OF

Oregon

County of

Klamath

SS.

FORM No. 23—ACKNOWLEDGMENT.  
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BE IT REMEMBERED, That on this 24 day of March, 2006  
before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within  
named Laurie F Peacore

known to me to be the identical individual described in and who executed the within instrument and  
acknowledged to me that She executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed  
my official seal the day and year last above written.



My commission expires 11/7/09 Notary Public for

**EXHIBIT A**

**LEGAL DESCRIPTION:**

A portion of the W 1/2 NW 1/4 of Section 33, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the South line of the NW 1/4 of Section 33, Township 39 South, Range 8 East of the Willamette Meridian, which is North 89°39' East 320.6 feet from the quarter section corner common to Sections 32 and 33; thence North 0°06' East 1,420.7 feet to the South line of the Klamath Falls-Ashland Highway; thence along said South line North 72°19' East 346.3 feet; thence South 0°06' West 1,523.9 feet; thence South 89°39' West 330 feet to the point of beginning.