



After recording return to:
Richard R. Kelley and Kathy A. Kelley
2421 Trotter Court
Beaver Creek, OH 45434

Until a change is requested all tax statements
shall be sent to the following address:
Richard R. Kelley and Kathy A. Kelley
2421 Trotter Court
Beaver Creek, OH 45434

File No.: 7021-757022 (DMC)
Date: February 14, 2006

M06-06382

Klamath County, Oregon

04/03/2006 03:50:35 PM

Pages 4 Fee: \$36.00

STATUTORY WARRANTY DEED

James Renfree and Karen J. Renfree, Grantor, conveys and warrants to **Richard R. Kelley and Kathy A. Kelley**, 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 **\$429,000.00**. (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 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT WILL 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)).

APN: R94891

Statutory Warranty Deed
- continued

File No.: 7021-757022 (DMC)
Date: 02/14/2006

Dated this 21 day of March, 2006.

James Renfree by
Margaret Peterson Atty in fact Karen J Renfree
James Renfree Karen J. Renfree

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 21 day of March, 2006
by ~~James Renfree and Karen J. Renfree.~~



[Signature]
Notary Public for Oregon
My commission expires: 11/7/09

STATE OF Oregon
County of Klamath

} ss.

This instrument was acknowledged before me on this 27 day of March, 2006
by Darlean Peterson attorney in fact for
James Kentree



✓

Notary Public for Oregon
My commission expires: 11/7/09

Exhibit "A"

Real property in the County of Klamath, State of Oregon, described as follows:

A parcel of land situate in Government Lot 1, Section 28, Township 40 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and being more particularly described as follows:

Beginning at a 5/8 inch iron pin on the North line of said Lot 1 from which the quarter section corner common to Sections 21 and 28 bears S. 89°51'05" E. 489.01 feet; thence S. 00°05'50" W. parallel with the East line of said Lot 1, 48.38 feet to a 5/8 inch iron pin; thence N. 89°54'10" W., 79.48 feet to a 5/8 inch iron pin; thence S. 00°05'50" W. parallel with the East line of said Lot 1, 72.17 feet to a 5/8 inch iron pin; thence S. 89°54'10" E. 79.48 feet to a 5/8 inch iron pin; thence S. 00°05'50" W. parallel with the East line of said Lot 1, 623.89 feet to a point on the North line of a parcel of land described in Volume M89 page 13285, Klamath County Deed records; thence N. 89°47'15" W. on said North line, 11.05 feet to the Northwest corner of said parcel; thence S. 00°04'55" W. on the West line of said parcel, 140.02 feet to a point on the South line of a parcel of land described in Volume M00 at page 44971, Klamath County Deed records; thence N. 89°40'50" W. on said South line, 388.98 feet to a 5/8 inch iron pin at the Southwest corner thereof; thence N. 00°05'50" E. on the West line of last said parcel, 883.28 feet to a 5/8 inch iron pin on the North line of said Lot 1; thence S. 89°51'05" E. on last said North line, 400.00 feet to the point of beginning.

Together with the following described parcel: Commencing at a point on the North line of said Section 28 from which the North 1/4 corner of said section bears South 89°51'05" East 889.01 feet; thence South 00°05'50" West 158.29 feet to the true point of beginning; thence South 48°55'38" West 64.52 feet; thence South 00°05'50" West 155.00 feet; thence South 48°55'30" East 64.33 feet; thence North 00°05'50" East 239.64 feet to the point of beginning

Saving and excepting the following described parcel: Beginning at a point on the North line of said Section 28 from which the North 1/4 corner of said section bears South 89°51'05" East 889.01 feet; thence South 00°05'50" West 158.29 feet; thence North 48°55'38" East 102.23 feet; thence North 00°05'50" East 90.92 feet to said North line of Section 28; thence along said North line North 89°51'05" West 77.00 feet to the point of beginning.

TOGETHER WITH: A non-exclusive easement for ingress and egress, being 30 feet in width and being more particularly described in Volume M02 page 22186 and 22187 of Klamath County Deed records.

Subject to: A non-exclusive easement for ingress and egress, being 30 feet in width and also being 15 feet in width on each side of the following described centerline: Beginning at a point on the East line of the above described parcel of

and from which the Northeast corner of said parcel bears N. 00°05'50" E. 345.36 feet; thence S. 82°11'00" W. 403.85 feet to a point on the West line of a parcel of land described in Volume M00 page 44971, Klamath County Deed records, the Northwest corner of which bears N. 00°05'50" E. 401.32 feet.

Tax Parcel Number: R94891