



M06-06445

Klamath County, Oregon

04/04/2006 10:08:34 AM

Pages 2 Fee: \$26.00

After recording return to:

RANDALL MC FARLAND

8088 ~~Bly Mtn. Cut Off Rd.~~ *MINA Bird Dr.*

Bonanza, OR 97623

Until a change is requested all

tax statements shall be sent to

The following address:

RANDALL MC FARLAND

8088 ~~Bly Mtn. Cut Off Rd.~~ *MINA Bird Dr.*

Bonanza, OR 97623

Escrow No. _____

Title No. _____

SWD

STATUTORY WARRANTY DEED

RANDALL MC FARLAND, Grantor(s) hereby convey and warrant to **RANDALL MC FARLAND and RUFUS GUFFIE**, 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:

A portion of the NE1/4 of Section 7, Township 37 South, Range 15 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Southwest corner of the NE1/4 of said Section 7; thence North 89° 36' 25" East along the center line of said Section 1494.98 feet to a 5/8" iron pin; thence North 00° 30' 24" East 357.67 feet to a 5/8" iron pin on the Southerly right of way line of Oregon Highway #140; thence North 56° 00' 00" West along said right of way line 237.70 feet to a 1/2" iron pin; thence South 34° 00' 00" West 300 feet to a 1/2" iron pin; thence North 56° 00' 00" West a distance of 450 feet to a 1/2" iron pin; thence North 34° 00' 00" East 300 feet to a 1/2" iron pin on the Southerly right of way line of Oregon Highway #140; thence North 56° 00' 00" West along said right of way line 642.31 feet to a 1/2" iron pin; thence South 451.66 feet to a 1/2" iron pin; thence South 89° 37' 09" West 397.51 feet to a 1/2" iron pin; thence South along the West line of said NE1/4 657.35 feet to the point of beginning.

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 **\$40,000.00**.

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)).

26 CA

Dated this 4th day of April, 2006.

[Signature]
Randall Mc Farland

State of Oregon
County of Klamath

This instrument was acknowledged before me on 4-4-, 2006 by Randall Mc Farland.

[Signature]
(Notary Public for Oregon)



My commission expires 9-8-09