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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



MTC-74024 TM

STEVEN L. AND DEBORAH J. THOMPSON

M06-06486

Klamath County, Oregon

04/04/2006 03:01:50 PM

Pages 2 Fee: \$26.00

Grantor's Name and Address

WILLIAM AND BONNIE J. VANDERPOL

1875 AUSTIN STREET

KLAMATH FALLS, OR 97603

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

William and Bonnie J. Vanderpol

1875 Austin Street

Klamath Falls, Oregon 97603

Until requested otherwise, send all tax statements to (Name, Address, Zip):

same as above

MTC 74024-TM

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that STEVEN L. THOMPSON AND DEBORAH J. THOMPSON

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM VANDERPOL AND BONNIE J. VANDERPOL AS TENANTS BY THE ENTIRETY

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A" MADE A PART HEREOF

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): except those of record and apparent to the land and that certain trust deed with South Valley Bank and Trust which grantees agree to assume and pay and hold the Grantors harmless from any and all liability.

grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.00. However, the actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on 4-3-2006; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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)).

Steven L. Thompson

Deborah J. Thompson

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on April 9, 2006 by Steven L. Thompson and Deborah J. Thompson

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Notary Public for Oregon

My commission expires

26.00

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the NE1/4 NW1/4 of Section 3, Township 39 South, Range 9 East, Willamette Meridian and being a portion of Tract 32 of ENTERPRISE TRACTS, more particularly described as follows:

Beginning at a 5/8 inch iron pin on the East right-of-way line of Austin Street which bears South a distance of 823.0 feet from the North line of said Section 3, said point being the Northwest corner of tract conveyed to Klamath Medical Service Bureau by Deed Volume M76 page 20293, Records of Klamath County, Oregon; thence North 89 degrees 51' 50" East along the North line of said tract a distance of 120.0 feet to an iron pin on the East line of said Tract 32, ENTERPRISE TRACTS; thence South 00 degrees 21' 24" West along said East line a distance of 171.0 feet to an iron pin; thence South 89 degrees 51' 50" West a distance of 119.97 feet, more or less, to an iron pin on the East right-of-way line of Austin Street; thence North 00 degrees 20' 45" East along said right-of-way line a distance of 171.0 feet to the point of beginning.

Tax Account No: 3909-003BA-04701-000

Key No: 868181