

M06-06610

Klamath County, Oregon

04/05/2006 12:00:46 PM

Pages 2 Fee: \$26.00

15-777485

After recording return to:  
WESTERN TITLE & ESCROW COMPANY  
572 SW BLUFF DRIVE, SUITE B  
BEND, OR 97702

Until a change is requested all tax statements  
shall be sent to the following address:  
JOHN K. GILPIN AND Cathleen A. Harris  
6836 ROSA LANE  
LAPINE, OR 97739

## WARRANTY DEED -- STATUTORY FORM

CAROLE A. DYE, Grantor,

conveys and warrants to

NOT AS TENANTS IN COMMON BUT WITH RIGHTS OF  
SURVIVORSHIP

CATHLEEN ANNETTE HARRIS and JOHN KYLE GILPIN, Grantee,

the following described real property, free of encumbrances except as  
specifically set forth herein, to wit:

See Attached Exhibit A

Tax Account No(s):

Map/Tax Lot No(s):

This property is free from encumbrances, EXCEPT: All those items of record, if  
any, as of the date of this deed, including any real property taxes due, but  
not yet payable.

The true consideration for this conveyance is \$114,900.00 .

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)).

Dated this 31 day of March, 2006.

Carole A. Dye  
CAROLE A. DYE

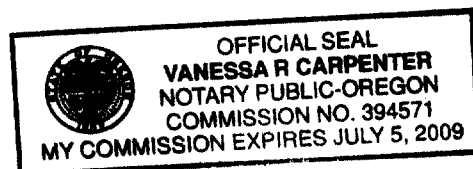
STATE OF <sup>OR</sup>, COUNTY OF KLAMATH ) SS.

This instrument was acknowledged before me on March 31, 2006 by CAROLE A. DYE.

Vanessa R Carpenter  
(Notary Public)

My commission expires July 5 2009

TITLE NO. 15-0024206  
ESCROW NO. 15-0024206



26. F

Preliminary Report

Order No.: 7029-777485  
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**Exhibit "A"**

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

That portion of the S 1/2 of the S 1/2 of the NW 1/4 of the SW 1/4 of Section 16, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of the S 1/2 of the S 1/2 of the NW 1/4 of the SW 1/4 of Section 16, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence North 88°38'46" East 857.50 feet to the Northwest corner of Parcel 1 of Major Land Partition 78-03; thence South 00°27'00" East 284.07 feet; thence North 88°47'20" East 427.67 feet to the Southeast corner of said Parcel 1; thence North 00°27'37" West 285.14 feet; thence South 88°38'46" West 428.75 feet to the point of beginning. Also described as Parcel 1 of Major Land Partition 78-03 (Survey No. 2752), as filed in the Klamath County Engineer's Office. Together with an easement 30 feet in width for ingress and egress and public utilities over and across the North 30 feet of the S 1/2 NW 1/4 SW 1/4 of Section 16, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Tax Parcel Number: 889473