

MTC - 13669 LW

THIS SPACE RESERVED FOR RECORDER'S USE



**M06-06704**

Klamath County, Oregon

04/06/2006 02:54:49 PM

Pages 2 Fee: \$26.00

After recording return to:

REBECCA A. MCNALLY

4555 SUE DRIVE

KLAMATH FALLS, OR 97601

Until a change is requested all

tax statements shall be sent to

The following address:

REBECCA A. MCNALLY

4555 SUE DRIVE

KLAMATH FALLS, OR 97601

Escrow No. MT73669-LW

Title No. 0073669

SWD

### STATUTORY WARRANTY DEED

**BILLY J. CHILDERS and BARBARA L. CHILDERS, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **REBECCA A. MCNALLY**, 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:

PLEASE SEE ATTACHED EXHIBIT "A"


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 **\$130,000.00**.

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)).

Dated this 5<sup>th</sup> day of April, 2006.

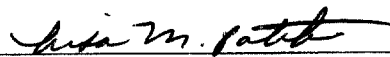
  
BILLY J. CHILDERS

  
BARBARA L. CHILDERS

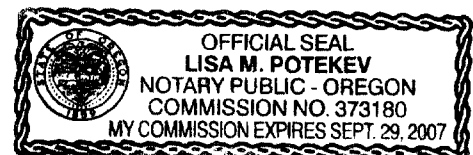
State of Oregon

County of Benton

This instrument was acknowledged before me on April 5, 2006 by BILLY J. CHILDERS and BARBARA L. CHILDERS.

  
(Notary Public for Oregon)

My commission expires 9/29/07



26.00

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A tract of land situated in the W1/2 NW1/4 NW1/4 of Section 7, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Northwest corner of said Section 7; thence South 00° 17' 18" West, along the West line of said Section 7, 458.13 feet; thence East 664.75 feet to a point on the East line of said W1/2 NW1/4 NW1/4; thence North 00° 04' 20" West 454.28 feet to the W-W 1/64 corner common to said Section 7 and Section 6; thence North 89° 40' 00" West 661.88 feet to the point of beginning, with bearings based on the survey of the Major Land Partition 36-87.

Tax Account No: 3909-00700-00601-000

Key No: 33083