

MT73593SH

THIS SPACE RESERVED FOR RECORDER'S USE



M06-06931

Klamath County, Oregon

04/10/2006 02:40:04 PM

Pages 2 Fee: \$26.00

After recording return to:

Richard L. Furlough

~~5206 Bristol Avenue~~ 3939 S. 6th #195

Klamath Falls, OR 97603

Until a change is requested all

tax statements shall be sent to

The following address:

Richard L. Furlough

~~5206 Bristol Avenue~~ 3939 S. 6th #195

Klamath Falls, OR 97603

Escrow No. MT73593-SH

Title No. 0073593

SWD

STATUTORY WARRANTY DEED

Jack D. Holmes, Grantor(s) hereby convey and warrant to **Richard L. Furlough and Sherry D. Furlough, as tenants by the entirety**, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 **\$140,000.00**.

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 7 day of April, 2006

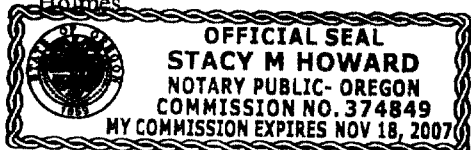
Jack D. Holmes
Jack D. Holmes

By: Sharon Berger ATTY in fact
Sharon Berger, his attorney in fact

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on April 7, 2006 by Sharon Berger, attorney in fact for Jack D. Holmes



Stacy M. Howard
(Notary Public for Oregon)
My commission expires 11/18/2007

26.0

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

A parcel of land known as HOMEDALE GARDEN TRACTS NO. 11 unplatted in the S1/2 of the NW1/4 of the SE1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point in the center line of a 60 foot roadway from which the quarter section corner common to Sections 11 and 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, bears South 89° 28' West along the said roadway center line 719.0 feet and South 0° 09' East along the North and South center line of the said Section 11 as marked on the ground by a well established fence line 1663.96 feet; and running thence from said beginning point South 0° 16' East 338.8 feet more or less to a point in the South boundary line of the said S1/2 of the NW1/4 of the SE1/4 of the said Section 11; thence South 89° 31 1/2' East along the said boundary line 128.2 feet; thence North 0° 16' West 341.0 feet, more or less to the center line of the before mentioned roadway; thence South 89° 28' West 128.2 feet more or less to the place of beginning.

EXCEPTING THEREFROM the Easterly 64.1 feet thereof.

PARCEL 2

The Westerly 5 feet of the Easterly 64.1 feet of the following described parcel:

A parcel of land known as HOMEDALE GARDEN TRACTS NO. 11 unplatted in the S1/2 of the NW1/4 of the SE1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point in the center line of a 60 foot roadway from which the quarter section corner common to Sections 11 and 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, bears South 89° 28' West along the said roadway center line 719.0 feet and South 0° 09' East along the North and South center line of the said Section 11 as marked on the ground by a well established fence line 1663.96 feet; and running thence from said beginning point South 0° 16' East 338.8 feet more or less to a point in the South boundary line of the said S1/2 of the NW1/4 of the SE1/4 of the said Section 11; thence South 89° 31 1/2' East along the said boundary line 128.2 feet; thence North 0° 16' West 341.0 feet, more or less to the center line of the before mentioned roadway; thence South 89° 28' West 128.2 feet more or less to the place of beginning.

Tax Account No: 3909-011DB-02200-000

Key No: 557622