

MTT-73384 KR

THIS SPACE RESEF

M06-07043

Klamath County, Oregon

04/11/2006 02:42:36 PM

Pages 2 Fee: \$26.00



After recording return to:

Lee Moriarty

24585 Dodds Rd.

Bend, OR 97701

Until a change is requested all tax statements shall be sent to The following address:

Lee Moriarty

24585 Dodds Rd.

Bend, OR 97701

Escrow No. MT73384-KR

Title No. 0073384

SWD

STATUTORY WARRANTY DEED

Walter E. Dotson, Jr. and Linda L. Dotson, co-trustees of the Walter E. Dotson, Jr. and Linda L. Dotson Revocable Trust dated August 19, 1996, Grantor(s) hereby convey and warrant to Lee Moriarty, 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

RESTRICTIVE COVENANT: There will be no manufactured homes allowed on this property.

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 \$159,000.00.

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 10th day of April, 2006.

Walter E. Dotson, Jr. and Linda L. Dotson, co-trustees of the Walter E. Dotson, Jr. and Linda L. Dotson Revocable Trust dated August 19, 1996

BY: [Signature] Walter E. Dotson, Jr., Co-Trustee

BY: [Signature] Linda L. Dotson, Co-Trustee



State of Oregon
County of KLAMATH

This instrument was acknowledged before me on April 10, 2006 by Walter E. Dotson, Jr. and Linda L. Dotson, co-trustees of the Walter E. Dotson, Jr. and Linda L. Dotson Revocable Trust dated August 19, 1996.

[Signature] Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2007 (with handwritten 2006 and KR)

26.00

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1 of Land Partition 61-94, said Land Partition being situated in Government Lots 20, 21 and 22 (NW1/4 SW1/4) of Section 5, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH an easement for ingress and egress over and across the South 30 feet of Parcel 3 of said Land Partition 61-94, as delineated on the face of said Land Partition.

Tax Account No: 3507-00500-00801-000

Key No: 878104