

MTC-70764

AFTER RECORDING RETURN TO:

Don Wilson
 109455 S. Highway 97
 Chemult, OR 97731
 Until a change is requested all tax statements shall be
 sent to the following address:
 Dawsonhouse, Inc.
 109455 Highway 97
 Chemult, OR 97731
 Escrow No.: 22-411787-CK
 Order No.: 411787

SPACE
 RESERVED
 FOR
 RECORDERS
 USE

M06-07360

Klamath County, Oregon
 04/14/2006 02:42:06 PM
 Pages 3 Fee: \$31.00

WARRANTY DEED - STATUTORY FORM
 (INDIVIDUAL or CORPORATION)

Pamela S. Stayner and Harry A. Stayner, Jr. (Pamela S. Stayner acquired title as Pamela S. Winn)

Grantor, conveys and warrants to

Dawsonhouse, Inc., an Oregon Corporation

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

See attached legal description

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 will 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 QRS 30.930 and to inquire about the rights of neighboring property owners, if any, under Chapter 1, Oregon Laws 2005 (Ballot Measure 37 (2004)).

ENCUMBRANCES: SEE ATTACHED

The true consideration for this conveyance is \$475,000.00.

Dated 4/12/06; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Pamela S. Stayner
 Pamela S. Stayner
Harry A. Stayner, Jr.
 Harry A. Stayner, Jr.

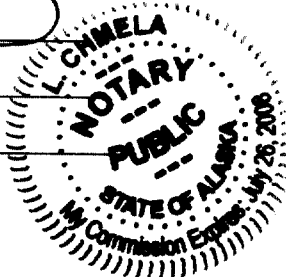
STATE OF ALASKA
 County of 3rd Judicial District

This instrument was acknowledged before me on 4/12/06 by Pamela S. Stayner
and Harry A. Stayner, Jr.

Notary Public for Alaska

My Commission Expires: _____

(SEAL)



31.00

LEGAL DESCRIPTION**PARCEL 1:**

Lots 1, 2, 3 and 4 in Block 1, ORIGINAL TOWNSITE OF CHEMULT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

Commencing at the Northwest corner of Block 8, ORIGINAL TOWNSITE OF CHEMULT on the Easterly line of the Dalles-California Highway No. 97; thence in a Southerly direction and parallel along said highway a distance of 50 feet; thence at right angles to said highway in an Easterly direction, a distance of 150 feet; thence at right angles in a Northerly direction and parallel to said highway, a distance of 50 feet to the Southerly boundary of First Street; thence at right angles along the Southerly boundary of First Street to the point of beginning; and being part and portion of the W1/2 SW1/4 of Section 21, Township 27 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No:	2708-021CB-02900-000	Key No:	168598
Tax Account No:	2708-021CB-03100-000	Key No:	168516
Tax Account No:	2708-021CB-04700-000	Key No:	168632
Tax Account No:	2708-021CB-03000-000	Key No:	168589

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. An easement created by instrument, subject to the terms and provisions thereof,
Dated: August 27, 1979
Recorded: October 23, 1979
Volume: M79, page 24920, Microfilm Records of Klamath County, Oregon
In favor of: Telephone Utilities of Eastern Oregon
(Affects Parcel 1)
3. An easement created by instrument, subject to the terms and provisions thereof,
Dated: May 12, 1983
Recorded: September 13, 1983
Volume: M83, page 15593, Microfilm Records of Klamath County, Oregon
In favor of: Telephone Utilities of Eastern Oregon
4. Easement and Agreement for Water, subject to the terms and provisions thereof;
Dated: April 11, 1984
Recorded: April 23, 1984
Volume: M84, page 6651, Microfilm Records of Klamath County, Oregon
By and Between: Rutherford John Burkett and Mary Ann Burkett and Ethel Jessup
5. An easement created by instrument, subject to the terms and provisions thereof,
Dated: August 5, 1991
Recorded: August 6, 1991
Volume: M91, page 15342, Microfilm Records of Klamath County, Oregon
In favor of: Crescent Oil Co., Inc.
6. Easement as disclosed by Warranty Deed, created by instrument, subject to the terms and provisions thereof;
Dated: January 14, 1991
Recorded: January 24, 1991
Volume: M91, page 1589 and M91, page 1590, Microfilm Records of Klamath County, Oregon
For: A nonexclusive perpetual easement over and across Lot 4 of Block 1 for the following purpose: Access to said Lots 5 and 6 from US Highway No. 97 and parking of vehicles.

Subordination as disclosed by instrument;
Recorded: January 24, 1991
Volume: M91, page 1586, Microfilm Records of Klamath County, Oregon
By: U.S. National Bank

Subordination as disclosed by instrument;
Recorded: January 24, 1991
Volume: M91, page 1588, Microfilm Records of Klamath County, Oregon
By: U.S. National Bank
7. An easement created by instrument, subject to the terms and provisions thereof,
Dated: May 20, 1949
Recorded: May 11, 2000
Volume: M00, page 17085, Microfilm Records of Klamath County, Oregon
In favor of: Midstate Electric Cooperative, Inc.
For: Anchors and Tree-Trimming
8. An easement created by instrument, subject to the terms and provisions thereof,
Dated: February 13, 2001
Recorded: February 22, 2001
Volume: M01, page 7132, Microfilm Records of Klamath County, Oregon
In favor of: State of Oregon, by and through its Department of Transportation
For: Permanent slope easement