

M06-07970

Klamath County, Oregon

04/24/2006 03:06:21 PM

Pages 2 Fee: \$26.00

After Recording Return to:

JACK SIMENSEN and JUDY SIMENSEN

29550 118TH ST. EAST

JUNIPER HILLS CALIF. 93543

Until a change is requested all tax statements

Shall be sent to the following address:

JACK SIMENSEN and JUDY SIMENSEN

Same as above

WARRANTY DEED

(INDIVIDUAL)

ATE 63185

STANLEY N. WEIGAND AND GLORIANNE WEIGAND TRUSTEES OF THE WEIGAND LIVING TRUST, DATED 10-15-99 herein called grantor, convey(s) to JACK SIMENSEN and JUDY SIMENSEN, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$145,000.00.
(here comply with the requirements of ORS 93.930)

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 April 20, 2006.

WEIGAND LIVING TRUST

Stanley N. Weigand Trustee
STANLEY N. WEIGAND, TRUSTEE

Glorianne Weigand Trustee
GLORIANNE WEIGAND, TRUSTEE

STATE OF OREGON, County of

) ss.

On April 24, 2006 personally appeared the above named STANLEY N. WEIGAND AND GLORIANNE WEIGAND and acknowledged the foregoing instrument to be THEIR voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00063185

Before me: M. A. Silveria
Notary Public for Oregon
My commission expires: 3/10/09

Official Seal

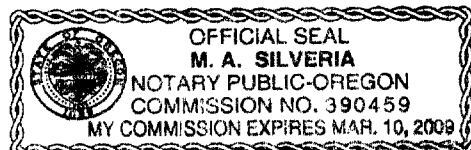


Exhibit A

A portion of the N 1/2 of the SW 1/4 of the NW 1/4 of Section 21, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the West quarter corner of said Section 21; thence North 00° 33' 00" West 665.60 feet to an iron rod on the West line of Section 21 being the true point of beginning; thence continuing North 00° 33' 00" West 354.60 feet to an iron rod; thence South 89° 52' 44" East 754.33 feet to an iron rod on the West line of the Keno-Worden County Road; thence South 31° 09' 51" East along the West line of said road a distance of 414.91 feet to an iron rod; thence North 89° 52' 44" West 965.64 feet to the true point of beginning.

CODE 008 MAP 4008-021BO TL 00400 KEY #625390