

MTC-74161 MS

M06-08026

Klamath County, Oregon

04/25/2006 10:27:27 AM

Pages 2 Fee: \$26.00

THIS SPACE RESER



After recording return to:

Erik Swinney

3010 Hendricks Hill Drive

Eugene, OR 97403

Until a change is requested all
tax statements shall be sent to

The following address:

Erik Swinney

3010 Hendricks Hill Drive

Eugene, OR 97403

Escrow No. MT74161-MS

Title No. 0074161

SWD

STATUTORY WARRANTY DEED

Herbert W. Sutton, Trustee under Declaration of Trust No. 1989-2 dated November 24, 1989,
Grantor(s) hereby convey and warrant to **Erik Swinney and Ashley Swinney, husband and wife and Robert B. Inerfeld and Stephanie A. Jennings, husband and wife, as tenants in common,** 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 **\$80,000.00**.

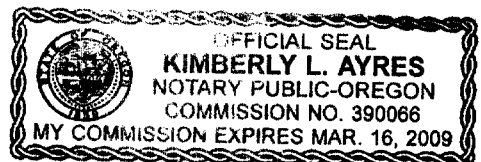
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND 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 20th day of April 2006

Herbert W. Sutton, Trustee under Declaration of Trust No. 1989-2 dated November 24, 1989

BY Herbert W. Sutton, Trustee
Herbert W. Sutton, Trustee

State of Oregon
County of Jackson



This instrument was acknowledged before me on 4/20/ 2006 by Herbert W. Sutton, Trustee under Declaration of Trust No. 1989-2 dated November 24, 1989.

Kimberly L. Ayres
(Notary Public for Oregon)

My commission expires _____

26.00

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 12, Block 3, ARROWHEAD VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

AND

Lot 11, Block 3 of ARROWHEAD VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO Easement appurtenant to the property described as follows:

A portion of Lot 1, Block 1 of ARROWHEAD VILLAGE Subdivision recorded in the records of Klamath County, to wit: Commencing at a point on the West line of said Lot 1, said point bears North 14° 21' East 74.923 feet from the Southwest corner of said lot; thence continuing along the West line of said lot, North 14° 21' East 74.923 feet; thence South 65° 51', East 26.22 feet to intersect the East line of said lot; thence South 16° 31' West 39.03 feet along said East lot line; thence continuing along said lot line South 2° 11' 45" West 37.90 feet; thence North 65° 51' West 32.02 feet to the point of beginning. Interior 74.923 feet of Southerly 224.77 feet of Lot 1, Block 1, ARROWHEAD VILLAGE Subdivision.

Tax Account No:3606-002BB-01900-000 Key No:307947
Tax Account No:3606-002BB-02000-000 Key No:308009