

mtc-73967 MS

THIS SPACE RESER'

M06-08200

Klamath County, Oregon

04/26/2006 02:33:43 PM

Pages 2 Fee: \$26.00



After recording return to:

James B. Court

7308 Reeder Rd.

Klamath Falls, OR 97603

Until a change is requested all

tax statements shall be sent to

The following address:

James B. Court

7308 Reeder Rd.

Klamath Falls, OR 97603

Escrow No. MT73967-MS

Title No. 0073967

SWD

STATUTORY WARRANTY DEED

Jerry L. Loucks and Versa Rose Loucks, as tenants by the entirety, Grantor(s) hereby convey and warrant to **James B. Court and Linda M. Court, 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:

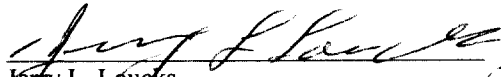
SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 **\$315,000.00**.

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 25th day of April, 2006.

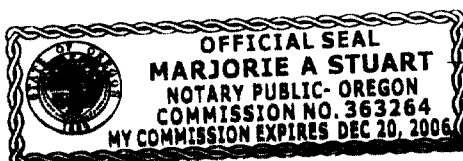

Jerry L. Loucks

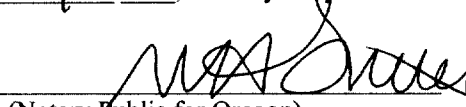

Versa Rose Loucks

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 4/25, 2006 by Jerry L. Loucks and Versa Rose Loucks.




(Notary Public for Oregon)

My commission expires 12/20/06

26.00

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the NE1/4 of the SE1/4 of Section 19, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon and being more particularly described as follows:

Beginning at an iron pipe which is 1605.05 feet North and 30.00 feet West of the Southeast corner of Section 19, Township 39 South, Range 10 East of the Willamette Meridian and running thence West 208.71 feet; thence South 208.71 feet; thence East 208.71 feet; thence North 208.71 feet to the point of beginning, EXCEPTING THEREFROM the South 30 feet used for county road purposes.

Tax Account No:3910-019D0-00900-000Key No:598632