

M06-08216

Klamath County, Oregon

04/26/2006 03:23:03 PM

Pages 2 Fee: \$26.00

18 795894  
WARRANTY DEED -- STATUTORY FORM

FRANK W. HOODENPYLE and LESTER L. HOODENPYLE, not as tenants in common, but with the right of survivorship, Grantor,

conveys and warrants to

CHARLES DEFOE and JUDITH A. MCGEE DEFOE, husband and wife, Grantee,

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

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

Tax Account No(s): R153522

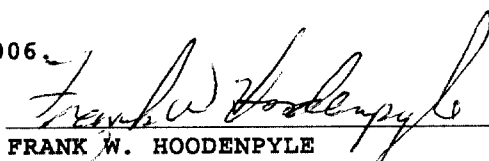
Map/Tax Lot No(s): R2409030CA02300

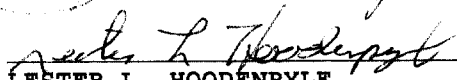
This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$75,000.00 .

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)).

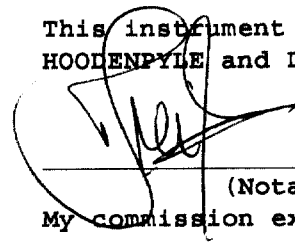
Dated this 14th day of April, 2006.

  
FRANK W. HOODENPYLE

  
LESTER L. HOODENPYLE

Washington  
STATE OF ~~OREGON~~, COUNTY OF Clark ) SS.

This instrument was acknowledged before me on April 14, 2006 by FRANK W. HOODENPYLE and LESTER L. HOODENPYLE.

  
(Notary Public for ~~Oregon~~ Washington  
My commission expires April 14, 2009

Notary Public  
State of Washington  
TRACIE K KIM  
My Appointment Expires Apr 14, 2009

After recording return to:  
WESTERN TITLE & ESCROW COMPANY  
16455 WILLIAM FOSS ROAD  
LA PINE, OR 97739

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

CHARLES DEFOE AND JUDITH MCGEE DEFOE  
~~18205 SW CORRAL CREEK RD~~ 12455 SW 68th Ave  
~~NEWBERG, OR 97132~~ Portland OR 97223

TITLE NO. 7029795894  
ESCROW NO. 14-0020206

20F

**Exhibit "A"**

Real property in the County of Klamath, State of Oregon, described as follows:

A tract of land in the Northeast quarter of the Southwest quarter of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, described as follows:

Beginning at an iron pin on the Easterly right of way line of the Gilchrist & Co., Ltd. Railroad which lies South  $89^{\circ}48'$  East along the 40 line a distance of 143.5 feet from the Brass Cap Corner which marks the Southwest corner of the Northeast quarter of the Southwest quarter of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, and running thence continuing South  $89^{\circ}48'$  East along the 40 line a distance of 171.5 feet to an iron pin which lies on the Westerly right of way line of Highway No. 97, 50 feet at right angles Westerly from its center, thence North  $39^{\circ}40'$  East along the Westerly right of way line of the Highway No. 97 a distance of 153.45 feet to an iron pin; thence North  $50^{\circ}20'$  West a distance of 133.5 feet to an iron pin which lies on the Easterly right of way line of the Gilchrist Co., Ltd. Railroad; thence Southwesterly along the Easterly right of way line of the Gilchrist Co. Ltd. Railroad a distance of 264.2 feet, more or less to a point of beginning; said tract being a portion of the Northeast quarter of the Southwest quarter of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, in Klamath County, Oregon.

SAVING AND EXCEPTING that portion of the above description conveyed by Lloyd Dee Moore, etux, to C. W. Fisher and Lanie L. Fisher, husband and wife, dated August 20, 1948 and recorded September 2, 1948 in Volume 224 at page 376 of Deed Records of Klamath County, Oregon.

Tax Parcel Number: R153522