

MTT-74135KR

THIS SPACE RESERVED FOR RECORDER'S USE



M06-08578

Klamath County, Oregon

05/02/2006 02:54:36 PM

Pages 2 Fee: \$26.00

After recording return to:

Mamah Sue Russell

19078 W. 2nd Avenue

Stevinson, CA 95374

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

Mamah Sue Russell

19078 W. 2nd Avenue

Stevinson, CA 95374

Escrow No. MT74135-KR

Title No. 0074135

SWD

STATUTORY WARRANTY DEED

Albert W. Wilder Sr. and Norma J. Wilder, Co-Trustees of the Wilder Family Trust, Grantor(s) hereby convey and warrant to **Mamah Sue Russell and Lloyd Russell, 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 **\$100,000.00**.

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 1 day of May, 2006

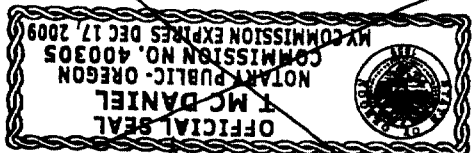
Albert W. Wilder Sr. and Norma J. Wilder, Co-Trustees of the Wilder Family Trust

BY: Albert W. Wilder Sr. Co-Trustee
Albert W. Wilder Sr., Co-Trustee

BY: Norma J. Wilder Co-Trustee
Norma J. Wilder, Co-Trustee

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on May 1, 2006 by Albert W. Wilder Sr. and Norma J. Wilder Co-Trustees of the Wilder Family Trust.



T. McDaniel
(Notary Public for Oregon)

My commission expires 12/17/09



26.00

EXHIBIT "A"
LEGAL DESCRIPTION

Those portions of NW1/4 SE1/4, SW1/4 SE1/4 and S1/2 SW1/4 of Section 11, Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying between Sprague River Highway and center thread of the Sprague River, as the same now crosses said Section, and Northwesternly of the following described land:

A straight line perpendicular to the Southwesterly right of way line of said Sprague River Highway and extending Southwesterly from a point on said right of way line to the Sprague River, said point being 1234 feet Northwesternly, measured along said right of way line, from the intersection of said right of way line and the East boundary of the SW1/4 SE1/4 of said Section 11.

Tax Account No: 3509-01100-01500-000

Key No: 252746