

1st 796570

## WARRANTY DEED -- STATUTORY FORM

KEN R. HILLSBERRY ALSO KNOWN AS KENNETH R. HILLSBERRY AND SUSIE A. HILLSBERRY AS TENANTS BY THE ENTIRETY., Grantor,

conveys and warrants to

MARION DENNIS and GENE DENNIS and DOROTHY J. DENNIS, not as tenants in common, but with the right of survivorship, Grantee,

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

LOT 1 IN BLOCK 1 OF TRACT 1052, CRESCENT PINES, ACCORDING TO THE OFFICIAL  
 PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY,  
 OREGON  
 XXXX SEE ATTACHED EXHIBIT "A"

Tax Account No(s): R147086

Map/Tax Lot No(s): R2407018A003700

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 \$306,500.00 .

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 3 day of May, 2006.

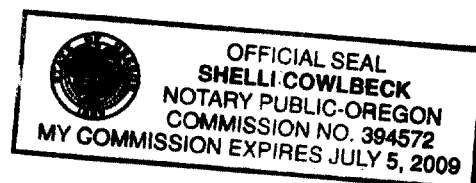
Ken R. Hillsberry  
 KEN R. HILLSBERRY

Susie A. Hillsberry  
 SUSIE A. HILLSBERRY

STATE OF OREGON, COUNTY OF DESCHUTES ) SS.

This instrument was acknowledged before me on May 3, 2006 by KEN R. HILLSBERRY and SUSIE A. HILLSBERRY.

Shelli Cowlbeck  
 (Notary Public for Oregon)  
 My commission expires 7-5-09



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:  
 MARION, GENE & DOROTHY DENNIS  
 PO BOX 29  
 CRESCENT LAKE, OR 97425

TITLE NO. 796570  
 ESCROW NO. 14-0020706

Preliminary Report

Order No.: 7029-796570

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**Exhibit "A"**

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

Lot 1 in Block 1 of Tract 1052, Crescent Pines, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO

Commencing at the Northwest corner of the SE 1/4 of the NE 1/4 of Section 18, Township 24 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, thence South along the common line between the SW 1/4 of the NE 1/4 and the SE 1/4 of the NE 1/4 25 feet to the point of beginning; thence continuing along said line 220 feet South; thence at right angles 198 feet Easterly; thence at right angles and parallel to the common line between the SW 1/4 of the NE 1/4 and the SE 1/4 of the NE 1/4 220 feet Northerly; thence at right angles Westerly 198 feet to the point of beginning.

AND ALSO a tract of land located in the SE 1/4 NE 1/4 of Section 18, Township 24 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Beginning at a 5/8 inch capped iron pin marking the true Northwest corner of the SE 1/4 NE 1/4 of said Section 18; thence South 01°00'51" West along the West line of the SE 1/4 NE 1/4 of said Section 18 a distance of 25 feet to the true point of beginning; thence South 89°54'39" East a distance of 200.28 feet to a point on the Westerly right-of-way line of a state highway; thence along the right-of-way line, which is the arc of a circle of a radius of 5,769.65 feet and the arc of which bears to the left, the subtended chord of which bears South 52°02' East a distance of 137.17 feet; thence along the right-of-way line South 52°43'28" East a distance of 6.26 feet; thence South 35°35'09" West a distance of 162.10 feet; thence North 89°54'39" West a distance of 24.93 feet; thence North 1°00'51" East a distance of 216.80 feet; thence North 88°59'09" West a distance of 198 feet to the true point of beginning.

EXCEPTING THEREFROM a strip of land along the Westerly edge of the SE 1/4 NE 1/4 of Section 18, Township 24 South, Range 7 East of the Willamette Meridian, in Klamath County, Oregon and more particularly described as follows:

Beginning at a 5/8 inch capped iron pin marking the true Northwest corner of SE 1/4 NE 1/4 of said Section 18; thence South 01°00'51" West along the West line of the SE 1/4 NE 1/4 of said Section 18 a distance of 25 feet to the true point of beginning of this description; thence continuing South 01°00'51" West along this same West line a distance of 220 feet; thence South 88°59'09" East a distance of 24.93 feet; thence North 00°18'41" East a distance of 220.02 feet; thence North 89°54'39" East a distance of 22.23 feet to the true point of beginning.

ALSO EXCEPTING THEREFROM a wedge of land located in the SE 1/4 NE 1/4 of Section 18, Township 24 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch capped iron pin marking the true Northwest corner of SE 1/4 NE 1/4 of said Section 18; thence South 01°00'51" West along the West line of the SE 1/4 NE 1/4 of said Section 18 a distance of 245 feet; thence South 89°54'39" East a distance of 24.93 feet to the true point of beginning; thence South 89°54'39" East a distance of 173.10 feet; thence South 01°00'51" West a distance of 3.20 feet; thence South 88°59'09" East a distance of 173.07 feet; thence North 00°18'41" East a distance of 0.40 feet to the point of beginning.

Tax Parcel Number: R147102 and R147086