

mtc-73450W

THIS SPACE RESERVED FOR RECORDER'S USE



**M06-10346**

Klamath County, Oregon

05/23/2006 10:30:35 AM

Pages 3 Fee: \$31.00

After recording return to:

TIMOTHY A. AYRES

765 West Oregon Avenue

Klamath Falls, OR 97601

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

The following address:

TIMOTHY A. AYRES

765 West Oregon Avenue

Klamath Falls, OR 97601

Escrow No. MT73450-LW

Title No. 0073450

SWD

### STATUTORY WARRANTY DEED

**ROBERT L. HARRIS and LINDA C. HARRIS, as tenants by the entirety,** Grantor(s) hereby convey and warrant to **TIMOTHY A. AYRES**, 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:

A parcel of land situated in the SE1/4 of Section 16, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron rod on the Western right of way line of Oregon State Highway No. 97, said iron rod being North 89° 19' 39" West 467.89 feet and North 01° 51' 20" East 639.07 feet from the Southeast corner of said Section 16; thence North 89° 19' 39" West 698.00 feet to a 5/8" iron rod; thence South 13° 31' 05" West, 306.61 feet to a 5/8" iron rod on the Northern line of that property conveyed to Charles A. Farley and wife by Deed recorded November 6, 1980 in Volume M80, page 21566, Microfilm Records of Klamath County, Oregon; thence South 89° 19' 39" East along said Northern line, 760.00 feet to a 5/8" iron rod on said Western right of way line of Highway No. 97; thence North 01° 51' 20" East along said Western right of way line of Highway No. 97, 299.00 feet to the point of beginning.

Above bearings and distances based on Major Partition No. 58-83, filed in the Klamath County Engineer's Office.

Tax Account No: 3407-01600-00800-000

Key No: 808157

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 **\$45,000.00**.

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)).

31.00

Dated this 17 day of May, 2006

Robert L Harris  
ROBERT L. HARRIS

Linda C Harris  
LINDA C. HARRIS

State of Oregon  
County of Josephine

This instrument was acknowledged before me on May 17, 2006 by ROBERT L. HARRIS and LINDA C. HARRIS.

Sharon A. Williams  
(Notary Public for Oregon)

My commission expires April 8, 2009

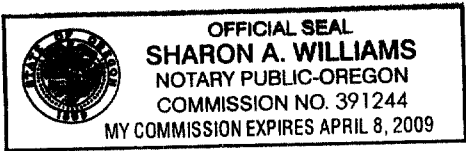



EXHIBIT "B"

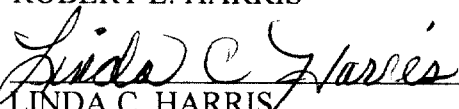
NO TREES SHALL BE CUT UNTIL THE BENEFICIARIES HAVE BEEN PAID OFF IN FULL, EXCEPT THOSE TREES NEEDED TO BE CUT AND REMOVED FOR IMPROVEMENTS SUCH AS CLEARING AN AREA FOR PLACEMENT OF A HOME AND ACCESSORY BUILDINGS INCLUDING A GARAGE AND/OR SHOP AND DRIVEWAY ACCESS TO THE BUILDINGS. IF ANY TIMBER IS REMOVED AND SOLD PRIOR TO BENEFICIARIES HAVING BEEN PAID OFF IN FULL, THEN THE NET PROCEEDS SHALL BE APPLIED TOWARD THE BALANCE OWED THE BENEFICIARIES, HOWEVER, GRANTOR OR GRANTOR'S ASSIGNS SHALL NOT CUT ANY TIMBER ON THE PROPERTY PRIOR TO BENEFICIARIES HAVING BEEN PAID OFF IN FULL WITHOUT FIRST OBTAINING BENEFICIARIES PRIOR WRITTEN CONSENT.

GRANTOR:

BENEFICIARIES:

\_\_\_\_\_  
TIMOTHY A. AYRES

  
\_\_\_\_\_  
ROBERT L. HARRIS

  
\_\_\_\_\_  
LINDA C. HARRIS