

**M06-10638**

Klamath County, Oregon

05/25/2006 03:48:21 PM

Pages 3 Fee: \$31.00



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Russell C. King and Dolores King  
2200 Reeder Road  
Klamath Falls, OR  
97603

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

Russell C. King and Dolores King  
Same as above

File No.: 7021-826630 (DMC)

Date: May 22, 2006

### STATUTORY WARRANTY DEED

**Andy J. King and Irene M. King as tenants by the entirety**, Grantor, conveys and warrants to **Russell C. King and Dolores King as tenants in common**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**This property is free from liens and encumbrances, EXCEPT:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$200,000.00**. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 ORS 197.352.

Dated this 23 day of May, 2006.

31,5 F

Andy J King  
Andy J. King

Irene M King  
Irene M. King

STATE OF Oregon )  
County of Klamath )ss.  
)

This instrument was acknowledged before me on this 23 day of may, 2006  
by **Andy J. King and Irene M. King.**



Dori Crain  
Dori Crain  
Notary Public for Oregon  
My commission expires: November 7, 2009

**EXHIBIT A**

**LEGAL DESCRIPTION:**

The E 1/2 W 1/2 NE 1/4 and the East 198 feet of the W 1/2 W 1/2 NE 1/4 of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

LESS AND EXCEPT a tract of land situated in the E 1/2 W 1/2 NE 1/4 and the East 198 feet of the W 1/2 W 1/2 NE 1/4 of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the East 1/16 corner common to Section 7 and said Section 18; thence South 00°03'03" West 1257.72 feet; thence South 89°53'33" West 865.61 feet; thence North 00°01'43" East 1257.72 feet; thence North 89°53'33" East 866.10 feet to the point of beginning, with bearings and computations based on recorded Survey No. 2834.