M06-10638

Klamath County, Oregon 05/25/2006 03:48:21 PM

Pages 3 Fee: \$31.00

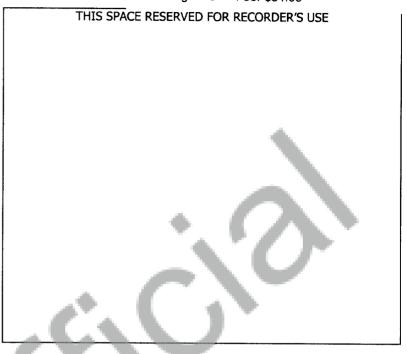


After recording return to: Russell C. King and Dolores King

Until a change is requested all tax statements shall be sent to the following address: Russell C. King and Dolores King Jame as above

File No.: 7021-826630 (DMC)

May 22, 2006 Date:



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:

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 <u>22</u> day of <u>Mau</u> Page 1 of 3 APN: 886944

Statutory Warranty Deed - continued

File No.: 7021-826630 (DMC)

Date: 05/22/2006

And 5	1 Thy	Iven
Andy J. King	0	Îrene M. Kir

STATE OF Oregon))ss.
County of Klamath)

This instrument was acknowledged before me on this 22 day of by **Andy J. King and Irene M. King**.

20<u>04</u>



Dori Crain

Notary Public for Oregon

My commission expires: November 7, 2009

Statutory Warranty Deed - continued

File No.: 7021-826630 (DMC)

Date: 05/22/2006

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, Townshp 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.