

M06-10842

Klamath County, Oregon

05/30/2006 11:42:45 AM

Pages 2 Fee: \$26.00

After Recording Return to:

ROBIN DE'VORE and ALAN SCHEIBLI

23643 Adams Point Road
MERRILL, OR 97633

Until a change is requested all tax statements

Shall be sent to the following address:

ROBIN DE'VORE and ALAN SCHEIBLI

Same as above

ASPEN: 63429 MS

WARRANTY DEED
(INDIVIDUAL)

RODNEY I. OTTOMAN and MARTHA J. OTTOMAN, herein called grantor, convey(s) to **ROBIN DE'VORE and ALAN SCHEIBLI**, not as tenants in common, but with rights of survivorship, herein called grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$160,000.00**.
(here comply with the requirements of ORS 93.930)

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 May 23, 2006.

Rodney I. Ottoman
RODNEY I. OTTOMAN
Marttha J. Ottoman
MARTHA J. OTTOMAN

STATE OF OREGON, County of **Klamath**) ss.

On May 26, 2006 personally appeared the above named **RODNEY I. OTTOMAN** and **MARTHA J. OTTOMAN** and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:

 **Aspen**
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 00063429

Before me: M.A. Silveria
Notary Public for Oregon
My commission expires: 3/10/09

Official Seal

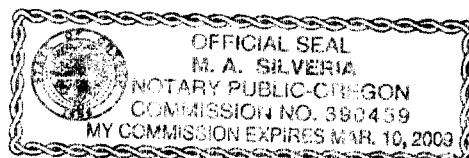


Exhibit A

A piece or parcel of land situated in the SW 1/4 SW 1/4 of Section 11, Township 41 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a 5/8 inch iron pin at the intersection of the Southwesterly right of way line of the Burlington-Northern Railroad and the East right of way line of the Adams Point Road, as the same is presently located and constructed, from which the monument marking the Southwest corner of Section 11, Township 41 South, Range 11 East of the Willamette Meridian bears North 89° 57' 10" West 30.00 feet and South 0° 02' 50" West 726.95 feet distant; thence South 61° 34' 10" East along the Southwesterly right of way line of said railroad 389.7 feet to a point; thence along a circular curve to the left (having a central angle of 0° 40' 40" a radius of 5929.65 feet, and a long chord which bears South 61° 54' 34" East 70.38 feet) a distance of 70.4 feet to a 5/8 inch iron pin; thence South 89° 41' West along an existing fence 405.0 feet to a 5/8 inch iron pin on the East right of way line of the Adams Point Road; thence North 0° 02' 50" East along said right of way 221.0 feet to the point of beginning.

CODE 016 MAP 4111-01100 TL 00600 KEY #106496