

M06-10860

Klamath County, Oregon

05/30/2006 02:04:16 PM

Pages 2 Fee: \$26.00

After Recording Return to:

STEVEN H. EDDY

450 9 South Sixth St
Suite 301 Klamath Falls OR 97603

Until a change is requested all tax statements

Shall be sent to the following address:

STEVEN H. EDDY

Same as above

ATE: 63280ms

WARRANTY DEED
(INDIVIDUAL)

RAY WEST and CLYDE SEVERSON, herein called grantor, convey(s) to STEVEN H. EDDY, 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 18, 2006.

RAY WEST

CLYDE SEVERSON

STATE OF OREGON, County of Klamath) ss.

On May 18, 2006 personally appeared the above named RAY WEST and CLYDE SEVERSON and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00063280

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

Official Seal

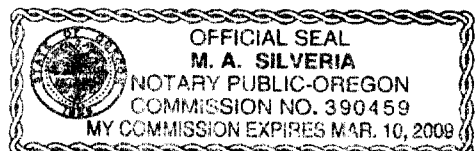


Exhibit A

That part of the SE 1/4 NW 1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

BEGINNING on the South boundary line of the SE 1/4 NW 1/4 at a point 330 feet East of the Southwest corner of said SE 1/4 NW 1/4; thence North and parallel with the East line of said SE 1/4 NW 1/4, 920 feet to the true point of beginning for this description; thence from said point of beginning East and parallel with the North line of said SE 1/4 NW 1/4, 165 feet; thence South and parallel with the West line of the SE 1/4 NW 1/4, 80 feet; thence West and parallel with the North line of said SE 1/4 NW 1/4, 165 feet; thence North and parallel with the West line of said SE 1/4 NW 1/4, 80 feet to the point of beginning.

EXCEPTING THEREFROM that portion along the East line of said premises lying within the boundaries of Hope Street and irrigation ditch.

CODE 041 MAP 3909-002BD TL 06400 KEY #517747