

MTC 74375-LW

THIS SPACE RESERVED FOR RECORDER'S USE



M06-10877

Klamath County, Oregon

05/30/2006 03:29:25 PM

Pages 2 Fee: \$26.00

After recording return to:

GARY J. TURNER

2054 WASHBURN WAY STE 2

KLAMATH FALLS, OR 97603

Until a change is requested all

tax statements shall be sent to

The following address:

GARY J. TURNER

2054 WASHBURN WAY STE 2

KLAMATH FALLS, OR 97603

Escrow No. MT74375-LW

Title No. 0074375

SWD

STATUTORY WARRANTY DEED

GLENDA C. WALDREN, Grantor(s) hereby convey and warrant to **GARY J. TURNER and DEANNA TURNER, as tenants by the entirety**, 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 tract of land situated in the NE1/4 NE1/4 of Section 4, Township 40 South, Range 9, East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8" rebar on the Section line between Sections 3 and 4, Township 40 South, Range 9, East of the Willamette Meridian, Klamath County, Oregon, from which the Section corner common to Sections 3 and 4, said Township and Range and Sections 33 and 34, Township 39 South, Range 9, East of the Willamette Meridian, Klamath County, Oregon, bears North 0 degrees 54' 4" West 30 feet; thence South 89 degrees 57' 50" West 590 feet parallel to the North line of said Section 4, to a 5/8" rebar; thence South 0 degrees 54' 43" East 438 feet to a 5/8" rebar; thence North 89 degrees 57' 30" East 590 feet to a 5/8" rebar on the Section line between Section 3 and 4, said Township and Range; thence North 0 degrees 54' 43" West 438 feet along said Section line to the point of beginning.

Tax Account No: 4009-00400-00100-000

Key No: 91956

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 **\$295,500.00**.

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)).

26.00

Dated this 30 day of May, 2006

Glenda C. Waldren
GLENDA C. WALDREN
State of Oregon
County of

This instrument was acknowledged before me on May 30, 2006 by GLENDA C. WALDREN.

Lisa Weatherby
(Notary Public for Oregon)
My commission expires 11/20/07

