



After recording return to:
Richard J. Stauffer and Sabrina L.
Stauffer
10580 Buesing Road
Klamath Falls, OR 97603

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

Richard J. Stauffer and Sabrina L.
Stauffer
10580 Buesing Road
Klamath Falls, OR 97603

File No.: 7021-809325 (MTA)

Date: May 26, 2006

M06-11060

Klamath County, Oregon

05/31/2006 03:42:22 PM

Pages 3 Fee: \$31.00

STATUTORY WARRANTY DEED

Jeremiah J. Geaney, Grantor, conveys and warrants to **Richard J. Stauffer and Sabrina L. Stauffer as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

RJS
SLS

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 **\$430,000.00**. (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.

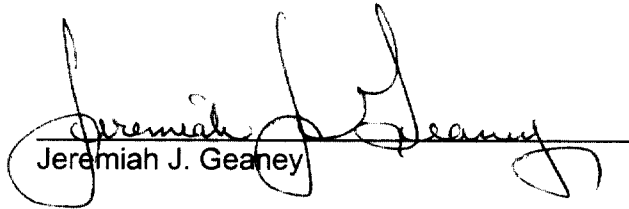
Dated this 30th day of May, 2006.

31-F

APN: 890900

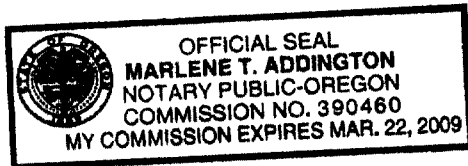
Statutory Warranty Deed
- continued

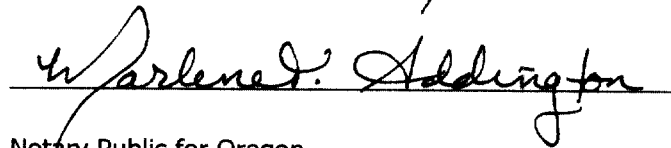
File No.: 7021-809325 (MTA)
Date: 05/26/2006


Jeremiah J. Geaney

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 30th day of May, 2006
by **Jeremiah J. Geaney**.




Notary Public for Oregon
My commission expires: 3-22-2009

APN: **890900**

Statutory Warranty Deed
- continued

File No.: **7021-809325 (MTA)**
Date: **05/26/2006**

EXHIBIT A

LEGAL DESCRIPTION:

The NW 1/4 NW 1/4 of Section 4, Township 41 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

TOGETHER WITH: A perpetual easement in, to, upon and over the presently existing roadway located in Klamath County, Oregon, and described as follows:

The West 30 feet of the W 1/2 SW 1/4 of Section 33, Township 40 South, Range 10 East of the Willamette Meridian, and a triangular portion of the SW 1/4 SW 1/4, beginning at a point on the South section line of Section 33, 200 feet East of the Southwest corner; thence West 170 feet; thence North 170 feet; thence Southeast in a straight line to the point of beginning. Said easement being for the purpose of ingress and egress over and upon said roadway.