



After recording return to:
James F. Mitchell, Jr.

1601 Laverne
City, 97603

Until a change is requested all tax statements
shall be sent to the following address:
James F. Mitchell, Jr.
Address as shown above.

File No.: 7021-838963 (MTA)
Date: June 13, 2006

M06-12271

Klamath County, Oregon

06/15/2006 12:08:21 PM

Pages 2 Fee: \$26.00

STATUTORY WARRANTY DEED

CHARLES D. BURY and LYNN E. BURY, husband and wife, Grantor, conveys and warrants to **JAMES FLOYD MITCHELL, JR.**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

THE S 1/2 NE 1/4 SECTION 13, TOWNSHIP 40 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

EXCEPTING THEREFROM THOSE PORTIONS LYING WITHIN THE MATNEY ROAD AND O'CONNER ROAD RIGHTS OF WAY.

This property is free from liens and encumbrances, EXCEPT:

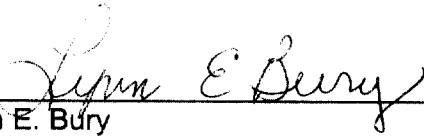
1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$220,000.00**. (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.

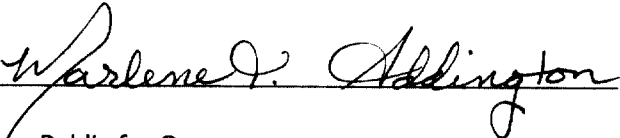
Dated this 13th day of June, 2006.


Charles D. Bury


Lynn E. Bury

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 15th day of June, 2006
by **Charles D. Bury and Lynn E. Bury.**


Marlene T. Addington

Notary Public for Oregon
My commission expires: March 22, 2009

