

MT74401-KR

THIS SPACE RESERVE



**M06-12403**

Klamath County, Oregon

06/16/2006 03:07:02 PM

Pages 2 Fee: \$26.00

After recording return to:

John David Mynear

21850 Phoenix Lake Road

Sonora, CA 95370

Until a change is requested all  
tax statements shall be sent to

The following address:

John David Mynear

21850 Phoenix Lake Road

Sonora, CA 95370

Escrow No. MT74401-KR

Title No. 0074401

SWD

### STATUTORY WARRANTY DEED

**Randy Moss**, Grantor(s) hereby convey and warrant to **John David Mynear and Kathryn Elizabeth Mynear, 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:

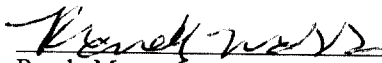
**SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

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 **\$110,000.00**.

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 15 day of June, 2006.

  
Randy Moss

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on June 15, 2006 by Randy Moss.



  
(Notary Public for Oregon)

My commission expires 6/17/2008

26.00

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A portion of the SW1/4 NW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point 726 feet North of an iron pin driven into the ground just inside the fence corner at the Southwest corner of the NW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, on the property of Otis V. Saylor, being the Southwest corner of said property abutting on the Dalles-California Highway; thence East 330 feet; thence North 66 feet to a point; thence West 330 feet to a point; thence South 66 feet to the point of beginning.

Tax Account No: 3909-001BC-04700-000

Key No: 507641