

MTC 74651-MS

THIS SPACE RESERVED FOR RECORDER'S USE



**M06-12514**

Klamath County, Oregon

06/19/2006 02:37:22 PM

Pages 2 Fee: \$26.00

After recording return to:

Neva J. Conner

8750 Sapphire Court

Elk Grove, CA 95624

Until a change is requested all

tax statements shall be sent to

The following address:

Neva J. Conner

8750 Sapphire Court

Elk Grove, CA 95624

Escrow No. MT74651-MS

Title No. 0074651

SWD

### STATUTORY WARRANTY DEED

**Richard L. Kiser and Margaret A. Kiser, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **Neva J. Conner**, 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 **\$385,000.00**.

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.

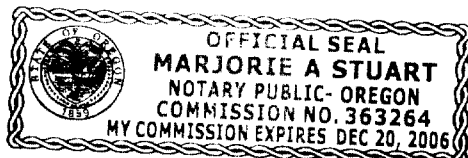
Dated this 19th day of June, 2006

Richard L. Kiser

Margaret A. Kiser

State of Oregon Klamath  
County of

This instrument was acknowledged before me on 6/19, 2006 by Richard L. Kiser and Margaret A. Kiser.

  
(Notary Public for Oregon)

My commission expires 12/20/06

26.00

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

A tract of land situated in the NE1/4 of the NW1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the North-South center line of said Section 9, which bears South 0° 06' West, a distance of 821.5 feet from the one-quarter section corner common to Sections 4 and 9, said Township and Range; thence continuing along said center section line South 0° 06' West, 165.0 feet; thence leave said center section line South 89° 55' West, 655.1 feet; thence parallel to said center section line North 0° 06' East, 165.0 feet; thence North 89° 55' East 655.1 feet to the point of beginning.

Tax Account No: 3910-009BA-01200-000

Key No: 593628