

M06-12517

Klamath County, Oregon

06/19/2006 02:49:28 PM

Pages 2 Fee: \$26.00

After Recording Return to:

JON SHEPPARD and RITA SHEPPARD

40223 Hwy. 62
Chiloquin, OR 97624

Until a change is requested all tax statements

Shall be sent to the following address:

JON SHEPPARD and RITA SHEPPARD

Same as above

ASPEIU. 63526MS

WARRANTY DEED

(INDIVIDUAL)

WHISKEY CREEK TIMBER COMPANY, herein called grantor, convey(s) to JON SHEPPARD and RITA SHEPPARD, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$10,000.00.

(here comply with the requirements of ORS 93.930)

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)).

Dated June 15, 2006.

WHISKEY CREEK TIMBER COMPANY

JAMES M. DAHM, PRESIDENT

STATE OF OREGON, County of Klamath) ss.

On June 15, 2006 personally appeared the above named JAMES M. DAHM AS PRESIDENT OF WHISKEY CREEK TIMBER COMPANY and acknowledged the foregoing instrument to be his voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00063526

Before me: M. A. Silveria

Notary Public for Oregon

My commission expires: 3/10/08

Official Seal



Exhibit A

The SW 1/4 of the SW 1/4 of the SE 1/4 of Section 20, Township 34 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH easements for roadway purposes as evidenced by deeds; recorded April 28, 1964 in Volume 352, Page 507; April 28, 1964 at Volume 352, Page 509; May 8, 1964 at Volume 352, Page 644 and May 8, 1964 in Volume 352 at Page 645, Deed Records of Klamath County, Oregon.

CODE 008 MAP 3409-02000 TL 01700 KEY #211201