

NTC 73315-TM



THIS SPACE RES

M06-12869

Klamath County, Oregon

06/23/2006 11:24:04 AM

Pages 2 Fee: \$26.00

After recording return to:
ALFORD H. TAYLOR, JR.

P.O. Box 1527

Vancouver, WA 98668

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

ALFORD H. TAYLOR, JR.

P.O. Box 1527

Vancouver, WA 98668

Escrow No. MT73315-TM

Title No. 0073315

SWD

STATUTORY WARRANTY DEED

JACK C. FERNEAU and MILDRED L. FERNEAU, as tenants by the entirety, Grantor(s) hereby convey and warrant to **ALFORD H. TAYLOR, JR.**, 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:

The South 300 feet of Government Lot 8, Section 9 Less the Westerly 20 feet thereof, and the South 300 feet of Government Lot 2, Section 10 all Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 3507-009A0-00700-000

Key No: 232162

SEE EXHIBIT "A"

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:

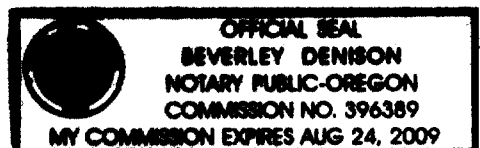
The true and actual consideration for this conveyance is **\$200,000.00**.

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 16th day of June 2006.

Jack C Ferneau
JACK C. FERNEAU

Mildred L. Ferneau
MILDRED L. FERNEAU



State of Oregon

County of Jackson

This instrument was acknowledged before me on June 16th, 2006 by JACK C. FERNEAU and MILDRED L. FERNEAU.

Beverly Denison
(Notary Public for Oregon)

26.00

EXHIBIT "A"
LEGAL DESCRIPTION

The South 300 feet of Government Lot 8, Section 9 Less the Westerly 20 feet thereof, and the South 300 feet of Government Lot 2, Section 10 all Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH easements for ingress and egress across the South 30 feet of the North 465 feet of the West 1/2 of Government Lot 1; and a 60 foot right-of-way beginning at a point on the East line of Government Lot 2 which is 435 feet South of the Northeast corner of Government Lot 2; thence West to the Easterly right-of-way line of Highway 97; thence South 60 feet along said right-of-way line; thence East to the East line of Government Lot 2; thence North along said East line 60 feet to the point of beginning. The West 30 feet of Government Lots 1 and 8, EXCEPT the North 435 feet of Lot 1. That portion of Government Lot 2, Limited Access, as contained in Deed to the State of Oregon Department of Transportation Highway Division, recorded November 21, 1989 in Volume M89, page 22540, Microfilm Records of Klamath County, Oregon. The above Easements were recorded May 8, 1974 in Volume M74, page 5711, Microfilm Records of Klamath County, Oregon; June 29, 1977 in Volume M77, page 11452, Microfilm Records of Klamath County, Oregon and November 21, 1989 in Volume M89, page 22540, Microfilm Records of Klamath County, Oregon, all being situate in Section 9, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

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