

MTC 75041-LW

THIS SPACE RESERVED FOR RECORDER'S USE



M06-13380

Klamath County, Oregon

06/30/2006 11:58:50 AM

Pages 2 Fee: \$26.00

After recording return to:

LUANNE D. DUNNING & Stacey Allen
11489 HARPOLD RD
KLAMATH FALLS, CA 97603-9662

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

LUANNE D. DUNNING And Stacey Allen
11489 HARPOLD RD
KLAMATH FALLS, CA 97603-9662

Escrow No. MT75041-LW
Title No. 0075041

SWD

STATUTORY WARRANTY DEED

RUTH EDWARDS, ALSO KNOWN AS NAOMI RUTH EDWARD, Grantor(s) hereby convey and warrant to **LUANNE D. DUNNING and STACEY ALLEN DUNNING**, 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:
2006-2007 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$270,000.00**.

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 30 day of June, 2006.

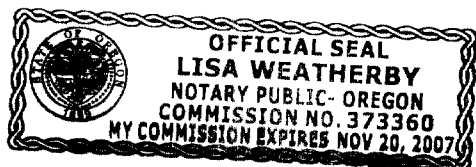
Naomi Ruth Edwards
RUTH EDWARDS, ALSO KNOWN AS NAOMI RUTH EDWARD

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 30, 2006 by RUTH EDWARDS, ALSO KNOWN AS NAOMI RUTH EDWARD.

Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/07



26.00

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

The S1/2 of the N1/2 of the SW1/4 of Section 8, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM:

Beginning at the Southwest corner of said N1/2 SW1/4; thence North along the West line of Section 8, a distance of 396 feet; thence East parallel to the South line of Section 8, a distance of 660 feet; thence South parallel to the West line of said Section 8, a distance of 396 feet; thence West along the South line of said N1/2 SW1/4, a distance of 660 feet to the point of beginning.

PARCEL 2

A portion of the N1/2 SW1/4 of Section 8, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Southwest corner of said N1/2 SW1/4, thence North along the West line of Section 8, a distance of 396 feet; thence East parallel to the South line of said Section 8, a distance of 660 feet; thence South parallel to the West line of said Section 8, a distance of 396 feet; thence West along the South line of said N1/2 SW1/4 a distance of 660 feet to the point of beginning.

TOGETHER WITH THE FOLLOWING DESCRIBED EASEMENTS OF RECORD:

A strip of land 20 feet in width lying parallel with and immediately adjacent to the Easterly boundaries of Lot 17 and the E1/2 of the SE1/4 of Section 1 and the NE1/4 of NE1/4 and the Northerly 7 rods of the SE1/4 of the NE1/4 of Section 12, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

A strip of land, 20 feet in width lying parallel with and immediately adjacent to the Northerly boundaries of Lots 17 and 19 in Section 12, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, extending from the Easterly boundary of right of way of the Bonanza Malin Highway to the Easterly boundary line of said Section 1 a distance of approximately.

A 30 foot easement along the North boundary of the S1/2 of Section 7, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.
(Affects Parcel 1)

A non-exclusive easement 10 feet wide for the purpose of installing and maintaining a water pipeline, recorded in Volume M77, page 22383 and also in Volume M77, page 22385, Microfilm Records of Klamath County, Oregon.

Also a non-exclusive easement to use a strip of land 30 feet wide along the West side of the N1/2 of the SW1/4 of Section 8, as recorded in Volume M77, page 22379 and also in Volume M77, page 22381, Microfilm Records of Klamath County, Oregon.
(Affects Parcel 2)