



THIS SPACE RES

M06-13698

Klamath County, Oregon

07/06/2006 02:45:03 PM

Pages 2 Fee: \$26.00

After recording return to:

Judi Merrihew

2451 Inman

Stockton, CA 95204

Until a change is requested all

tax statements shall be sent to

The following address:

Judi Merrihew

2451 Inman

Stockton, CA 95204

Escrow No. MT72537-DS

Title No. 0072537

SWD

MT72537-DS

STATUTORY WARRANTY DEED

Gary W. Sunford and Kathy Sunford, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Judi Merrihew**, Grantee(s) the following described real property in the County of 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 **\$140,000.00**.

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 3rd day of July, 2006.

Gary W. Sunford

Kathy Sunford



State of Oregon

County of Clackamas

This instrument was acknowledged before me on July 3rd, 2006 by Gary W. Sunford and Kathy Sunford.

Michele Hampson
(Notary Public for Oregon)

My commission expires 9-25-09

2600

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Beginning at a point on the North Boundary of Government Lot 3, Section 3, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, which point is West 2651.17 feet from the Northeast corner of Section 3 and West 1331.17 feet from the initial point of the City of Chiloquin, and also being on the Westerly side of the Southern Pacific Railroad, which curves 2° to the Southwest, said point of beginning also being the point of intersection of the North boundary of Government Lot 3 and a radius of the 2° curve at 95.0 feet from the center of the main line, and 20 feet Westerly on the same radius from the railroad right of way; thence West 756.02 feet along the North boundary of Government Lot 3 to a point; thence South 507.67 feet to a point which is 20.0 feet Northwesterly from the right of way line of the above named railroad; thence Northeasterly parallel to and 20 feet from the curved right of way line of the above named railroad 914.52 feet, more or less to the point of beginning.

Tax Account No:	3507-00300-00100-000	Key No:	219882
Tax Account No:	3507-00300-00200-000	Key No:	219891
Tax Account No:	3507-00300-00300-000	Key No:	219873

PARCEL 2:

All that portion of Lot 14, Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying Southwest of the parcel conveyed to J.J. Steiger by Henry K. Jackson by conveyance recorded June 22, 1922, in Volume 57 at page 588, Deed Records of Klamath County, Oregon.

Tax Account No:	3407-034CD-09100-000	Key No:	201141
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