



After recording return to:
Greenwell Family Trust
10492 Gautier Road
Auburn, CA 95602

Until a change is requested all tax statements
shall be sent to the following address:
Greenwell Family Trust
10492 Gautier Road
Auburn, CA 95602

File No.: 7021-846046 (DMC)
Date: June 20, 2006

M06-14119

Klamath County, Oregon

07/13/2006 11:50:36 AM

Pages 3 Fee: \$31.00

STATUTORY WARRANTY DEED

Darrell James Lee and Lillian Lee not as tenants in common, but with rights of survivorship, Grantor, conveys and warrants to **Bruce L. Greenwell and Valerie J. Greenwell, Trustees of the Greenwell Family Trust dated March 14, 2003,** Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$270,000.00.** (Here comply with requirements of ORS 93.030)


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.

APN: 595644

Statutory Warranty Deed
- continued

File No.: **7021-846046 (DMC)**
Date: **06/20/2006**

Dated this 29 day of June, 2006.


Darrell James Lee

Lillian E. Lee
Lillian Lee

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 29 day of June, 2004
by **Darrell James Lee and Lillian Lee.**



Notary Public for Oregon
My commission expires: 11/7/09

EXHIBIT A

LEGAL DESCRIPTION:

The N 1/2 NW 1/4 and SW 1/4 NW 1/4 of Section 28, Township 39 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM THE FOLLOWING:

A tract of land situated in the N 1/2 NW 1/4 of Section 28, Township 39 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the quarter corner common to Sections 21 and 28 of said Township and Range, from which the Northeast corner of said Section 28 bears Easterly 2650.79 feet; thence Westerly along the North line of said Section 28, 1264.77 feet; thence South 42.32 feet, more or less to a 5/8 inch rebar with plastic cap on the Southerly right of way line of Bunn Road, as constructed; thence continuing South 630.0 feet to 5/8 inch rebar with plastic cap; thence East 295.36 feet to a 5/8 inch rebar with plastic cap; thence continuing East to the centerline of the North Canal; thence Easterly along the centerline of said Canal to the North-South center section line of said Section 28; thence Northerly along the said North-South centerline to the point of beginning, with bearings based on recorded Survey No. 3853 as recorded in the office of the Klamath County Surveyor.