

NTC 75865-KR

THIS SPACE RESE

**M06-14973**

Klamath County, Oregon

07/25/2006 03:23:04 PM

Pages 2 Fee: \$26.00



After recording return to:

Michael S. Homfeldt

2344 Nile Street

Klamath Falls, OR 97603

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

Michael S. Homfeldt

2344 Nile Street

Klamath Falls, OR 97603

Escrow No. MT75865-KR

Title No. 0075865

SWD

### STATUTORY WARRANTY DEED

**Kenneth R. Black and Marcia J. Black, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **Michael S. Homfeldt and Sophia A. Homfeldt, 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:

#### LEGAL DESCRIPTION

A parcel of land situated in the E1/2 of the SE1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, as follows:

Beginning on the West line of the E1/2 of the SE1/4 of said Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, aforesaid at a point 858 feet North of the Southwest corner of said E1/2 of SE1/4; thence East a distance of 453.75 feet to the Southeast corner of tract hereby conveyed; thence North 907.5 feet (paralleling the East line of said Section) to the Northeast corner of the tract hereby conveyed; thence West (paralleling the North line of said Section) 165 feet to the Northwest corner of this tract; thence South 528 feet (paralleling the East line of said Section) to the Northerly line of an irrigation lateral as now constructed on said tract (which said lateral crosses the tract hereby conveyed); thence South 45° West, following said lateral to the place of beginning.

Tax Account No: 3909-001DD-00800-000

Key No: 510584

Tax Account No: 3909-001DA-02800-000

Key No: 510147

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 **\$360,000.00**.

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.

26.00

Dated this 21<sup>st</sup> day of July, 2006

x Kenneth R. Black  
Kenneth R. Black

x Marcia J. Black  
Marcia J. Black

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on July 21, 2006 by Kenneth R. Black and Marcia J. Black.



Kristi L. Redd  
(Notary Public for Oregon)

My commission expires 11/16/2007