

MTC 1396-7913

M06-15009

Klamath County, Oregon

07/26/2006 10:50:40 AM

Pages 3 Fee: \$31.00



After recording return to:

~~ART DAVINA AND MARY M. DAVINA~~

THE FERRARESE FAMILY TRUST

1161 EAST "F"

OAKDALE, CA 95361

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

Same

File No.: ()

Date: July 20, 2006

THIS SPACE RESERVED FOR RECORDER'S USE

AMERITITLE, has recorded this
instrument by request as an accomodation only,
and has not examined it for regularity and sufficiency
or as to its effect upon the title to any real property
that may be described therein.

STATUTORY WARRANTY DEED

Herman Pendergraft and Laura N. Pendergraft, Grantor, conveys and warrants to **Art Davina and Mary M. Davina, as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

31.00

This property is free from liens and encumbrances, EXCEPT: None PARCEL ONE: S1/2 of S1/2, N1/2 fo SW1/4; S1/2 of NW1/4 of Section 13, Township 38 South, Range 11 1/2 East of the Willamette Meridian;

S1/2 of NE1/4 and N1/2 of SE1/4 of Section 23, Township 38 South, Range 11 1/2 East of the Willamette Meridian.

PARCEL TWO: A piece or parcel of land situate in the Southwest quarter of the Northeast quarter and the Northwest quarter of the Southeast quarter of Section 13, Township 38 South, Range 11 1/2 East of the Willamette Meridian in Klamath County, Oregon, containing 8.83 acres, more or less, and more particularly described as follows:

Beginning at the Southwest corner of the said NW1/4 of SE1/4 of said Section 13, Township 38 S. R. 11 1/2 E.W.M., and running Northerly along the Westerly side of the said NW1/4 of SE1/4 and the SW1/4 and the NE1/4 of said Section 13, 1542.5 feet; thence Southeasterly to a point in the southerly boundary of the said NW1/4 of SE1/4 of said Section 13, 499.2 feet easterly from the said point of beginning; thence westerly along the said southerly boundary of the said NW1/4 of SE 1/4 of said Section 13, 499.2 feet to the said point of beginning.

SUBJECT TO: Reservations in patents; acreage and use limitations under provisions of Federal statutes and regulations thereunder; easements and rights of way of record and apparent on the land; contract and/or lien for irrigation and/or drainage; oil and mineral leases of record; rights of governmental bodies, if any in any portion of the property lying below high water mark of Buck Creek.

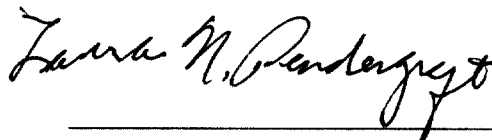
1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

THIS INSTRUMENT WILL 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.

The true consideration for this conveyance is **\$other than money**. (Here comply with requirements of ORS 93.030)

Dated this 25th day of July, 2006.
Herman Pendergraft and Laura N. Pendergraft


Herman Pendergraft


Laura N. Pendergraft

APN:

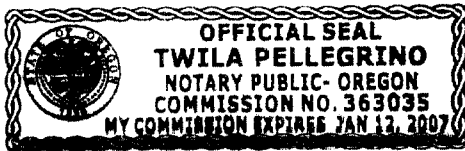
Statutory Warranty Deed
- continued

File No.: **7021-SarahW (SAC)**

Date: **11/02/2005**

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 25th day of July, 2006
by **Herman Pendergraft and Laura N. Pendergraft.**



Twila Pellegrino

Notary Public for Oregon
My commission expires: 1-12-2007