

MTC 75823-KR

THIS SPACE RESEF

M06-15274

Klamath County, Oregon

07/28/2006 03:30:17 PM

Pages 2 Fee: \$26.00



After recording return to:

Ernest W. Tacchini

8080 Elliott Road

Klamath Falls, OR 97603

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

Ernest W. Tacchini

8080 Elliott Road

Klamath Falls, OR 97603

Escrow No. MT75823-KR

Title No. 0075823

SWD

STATUTORY WARRANTY DEED

Grant Haigh and Krystin Haigh, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Ernest W. Tacchini and Keven Anne Tacchini, 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 **\$555,000.00**.

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 27th day of July 2006

[Signature]
Grant Haigh

[Signature]
Krystin Haigh

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 31, 2006 by Grant Haigh and Krystin Haigh.

[Signature]
(Notary Public for Oregon)

My commission expires 11/16/2007



26.00

EXHIBIT "A"
LEGAL DESCRIPTION

All that portion of the following described property lying East of center line of irrigation ditch as presently located:

A parcel of land situated in the SE1/4 SW1/4 of Section 7 and the NE1/4 NW1/4 of Section 18, all in Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point in Section 18, from which the east one-quarter corner of said Section 18 bears South 54° 24' 25" East, 4,271.20 feet distant, said point being the intersection of the Northeasterly right of way line of the Klamath Falls-Malin Highway (Oregon Highway #39) with an existing fence line, said point also being the Northwest corner of property described in Deed from Joseph R. Cook, et al. to Monte J. Brollier in Microfilm Records M74, page 8982, thence North 89° 22' 48" East along said fence line 792.30 feet to a point on the North-South center of section line of said Section 18, said point also being the Northeast corner of property described in Deed M74, page 8982, thence North 00° 23' 45" West along said center of section line 175 feet, more or less, to the North one-quarter corner of said Section 18; thence North along the center of section line of said Section 7, 1,302 feet, more or less to a point on the Southerly right of way line of Elliott Road; thence West along said right of way line 1,320 feet, more or less, to the West line of the SE1/4 SW1/4 of said Section 7; thence South along said West line to a point where said West line intersects the Northeasterly right of way line of said Oregon Highway #39; thence South 33° 27' 04" East along said right of way line to the point of beginning.

Tax Account No: 4010-00700-02500-000

Key No: 97228