

M06-15277

Klamath County, Oregon

07/28/2006 03:35:30 PM

Pages 2 Fee: \$26.00

After Recording Return to:

LORI A. LESTER

3620 Old midland Rd
Klamath Falls, Or 97603

Until a change is requested all tax statements

Shall be sent to the following address:

LORI A. LESTER

Same as above

ASPEN: 63571 MS

WARRANTY DEED
(INDIVIDUAL)

GALE COLLINS and KATHERINE M. COLLINS, herein called grantor, convey(s) to LORI A. LESTER, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$178,500.00.
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated June 30, 2006.

Gale Collins

GALE COLLINS

Katherine M. Collins

KATHERINE M. COLLINS

STATE OF OREGON, County of Klamath) ss.

On July 27, 2006 personally appeared the above named GALE COLLINS and KATHERINE M. COLLINS and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00063571

Before me: *M.A. Silveria*
Notary Public for Oregon
My commission expires: 3/10/09

Official Seal

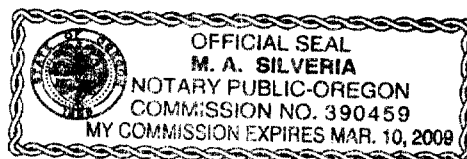


Exhibit A

A parcel of land situated in the SW 1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at a point on the Westerly right of way line of Wocus Road (formerly The Dalles-California Highway) which lies North 89° 49' 00" West 489.5 feet and South 06° 02' 00" West 1560.6 feet from the iron pin which marks the center quarter corner of Section 7 of said Township and Range; thence North 89° 49' 00" West 486.54 feet; thence North 06° 02' 00" East 25.00 feet; thence South 85° 40' 00" West 55.09 feet to the true point of beginning of this description; thence South 00° 11' 00" West 199.60 feet; thence North 89° 49' 00" West 210.00 feet to the Easterly right of way line of the new The Dalles-California Highway (No. 97); thence North 11° 36' 11" West 183.92 feet along said Easterly right of way line; thence North 85° 40' 00" East 248.33 feet to the true point of beginning.

CODE 190 MAP 3809-007CO TL 03400 KEY #429664