



After recording return to:
Kim M. Zupan and Richard J. Zupan
4614 Denver Ave
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Kim M. Zupan and Richard J. Zupan
4614 Denver Ave
Klamath Falls, OR 97603

File No.: 7021-860091 (MTA)
Date: August 04, 2006

2006-016425
Klamath County, Oregon



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08/15/2006 12:04:58 PM

Fee: \$31.00

STATUTORY WARRANTY DEED

Jimmy D. Shelby and Julie A. Shelby as tenants by the entirety, Grantor, conveys and warrants to **Kim M. Zupan and Richard J. Zupan, wife and husband as tenants by the entirety**, 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.

Subject to:

1. The **2006-2007** Taxes, a lien not yet payable.
2. 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 **\$153,500.00**. (Here comply with requirements of ORS 93.030)

31-F

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.

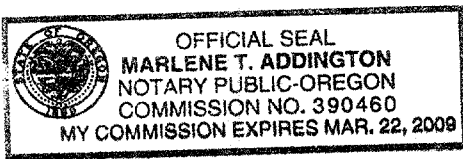
Dated this 9th day of August, 2006.

Jimmy D. Shelby
Jimmy D. Shelby

Julie A. Shelby
Julie A. Shelby

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 9th day of August, 2006
by **Jimmy D. Shelby and Julie A. Shelby.**



Marlene T. Addington
Notary Public for Oregon
My commission expires: 3-22-2009

EXHIBIT A

LEGAL DESCRIPTION:

A PIECE OR PARCEL OF LAND SITUATE IN THE N½SE¼NW¼ OF SECTION 11, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF A 60 FOOT ROADWAY FROM WHICH THE SECTION CORNER COMMON TO SECTIONS 2, 3, 10 AND 11, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN AND SO MARKED ON THE GROUND BY AND IRON PIN DRIVEN THEREIN, BEARS SOUTH 89°44½' WEST ALONG THE SAID BOUNDARY CENTER LINE 1419.5 FEET TO A POINT IN THE WEST BOUNDARY OF THE SAID SECTION 11, AND NORTH 0°13½' WEST 1662.5 FEET TO SAID SECTION CORNER, AND RUNNING THENCE SOUTH 0°01' EAST 331.45 FEET TO A POINT IN THE SOUTHERLY BOUNDARY OF THE SAID N½SE¼NW¼ OF SECTION 11; THENCE NORTH 89°42' EAST ALONG SAID BOUNDARY LINE 65.7 FEET; THENCE NORTH 0°01' WEST 331.4 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE CENTER LINE OF THE ABOVE MENTIONED ROADWAY; THENCE SOUTH 89°44½' WEST ALONG SAID ROADWAY CENTER LINE 65.7 FEET, MORE OR LESS, TO THE SAID POINT OF BEGINNING.