

2006-016444

Klamath County, Oregon



THIS



08/15/2006 03:16:18 PM

Fee: \$31.00

After recording return to:
Tom Johnson & Becky Rogers

P.O. Box 1014
Keno, OR 97627

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

Tom Johnson & Becky Rogers
Address as shown above.

File No.: 7021-867052 (DMC)

Date: August 02, 2006

STATUTORY WARRANTY DEED

NAOMI VOSS, TRUSTEE of the NAOMI VOSS LIVING TRUST u.d.d. October 15, 1990, Grantor,
conveys and warrants to **TOM JOHNSON and BECKY ROGERS, not as tenants in common, but
with full rights of survivorship**, 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 **\$305,000.00**. (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.

TSA
SKR
Dated this 11th day of August, 2006.

Naomi Voss, Trustee of the Naomi Voss
Living Trust u.d.d. October 15, 1990

Naomi Voss - Smith, Trustee
Naomi Voss, Trustee

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 11th day of August, 2006
by Naomi Voss as Trustee of Naomi Voss Living Trust u.d.d. October 15, 1990, on behalf of the Trust.

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

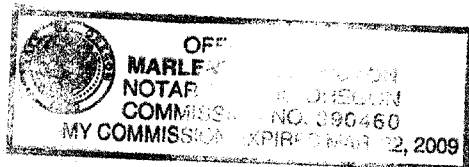
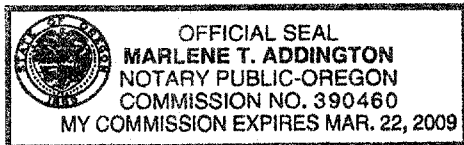


EXHIBIT A

LEGAL DESCRIPTION:

PARCEL 1: SW $\frac{1}{4}$ NE $\frac{1}{4}$ SECTION 5, TOWNSHIP 41 SOUTH, RANGE 14 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

ALSO, BEGINNING AT THE NORTHWEST CORNER OF SE $\frac{1}{4}$ OF SAID SECTION 5; THENCE SOUTH ONE CHAIN, MORE OR LESS, TO THE CENTER OF THE COUNTY ROAD RUNNING EASTERLY; THENCE EASTERLY AND SOUTHERLY 20 CHAINS; THENCE NORTH TO A POINT DUE EAST OF THE POINT OF BEGINNING; THENCE WEST TO THE POINT OF BEGINNING;

ALSO ALL OF THE NW $\frac{1}{4}$ SE $\frac{1}{4}$ OF SAID SECTION 5, LYING NORTH OF THE CENTERLINE OF THE OLD GROHS RANCH ROAD, BUT EXCLUDING ALL OF THAT PORTION OF SAID NW $\frac{1}{4}$ SE $\frac{1}{4}$ OF SECTION 5 LYING NORTH OF THE ROAD WHERE IT HAS BEEN RELOCATED IN PART, IT BEING THE INTENTION OF THE PARTIES THAT SAID GROHS RANCH ROAD AS ORIGINALLY ESTABLISHED AND STILL APPARENT ON THE GROUND, INCLUDING THE DISUSED PORTIONS THEREOF, SHALL BE THE SOUTH BOUNDARY OF THIS PARCEL IN SECTION 5, TOWNSHIP 41 SOUTH, RANGE 14, EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

PARCEL 2: A PARCEL OF LAND SITUATED IN SECTION 5, TOWNSHIP 41 SOUTH, RANGE 14 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING ALL THAT PORTION OF THE W $\frac{1}{2}$ W $\frac{1}{2}$ SE $\frac{1}{4}$ OF SAID SECTION 5, LYING EASTERLY OF EAST LANGELL VALLEY ROAD, A COUNTY ROAD, AND SOUTHERLY OF THE STATE LINE ROAD, A PUBLIC ROAD.