



00001917200600169810030031

08/23/2006 02:45:11 PM

Fee: \$31.00



THIS

After recording return to:  
James C. Ross and Marilyn Ross  
1919 Haskins Rd.  
Bonanza, OR. 97623

Until a change is requested all tax statements  
shall be sent to the following address:  
James C. Ross and Marilyn Ross  
Address as shown above.

File No.: 7021-868805 (MTA)  
Date: August 07, 2006

### STATUTORY WARRANTY DEED

**LARRY L. HASKINS and SHARON M. HASKINS, TRUSTEES of the LARRY & SHARON HASKINS FAMILY TRUST**, Grantor, conveys and warrants to **JAMES C. ROSS and MARILYN ROSS, husband and wife**, 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 **\$300,000.00**. (Here comply with requirements of ORS 93.030)

31-2

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 23<sup>rd</sup> day of August, 2006.

Larry L. Haskins and Sharon M. Haskins,  
Trustees of the Larry & Sharon Haskins  
Family Trust

Larry L. Haskins  
Larry L. Haskins, Trustee

Sharon M. Haskins  
Sharon M. Haskins, Trustee

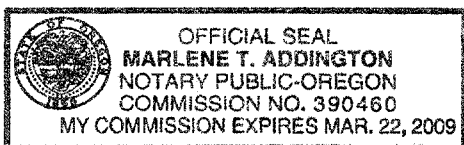
STATE OF Oregon )  
)ss.  
County of Klamath )

This instrument was acknowledged before me on this 23<sup>rd</sup> day of August, 2006  
by Larry L. Haskins and Sharon M. Haskins as Trustees of The Larry & Sharon Haskins Family Trust, on  
behalf of the Trust.

Marlene T. Addington

Notary Public for Oregon

My commission expires: March 22, 2009



**EXHIBIT A**

LEGAL DESCRIPTION:

A PIECE OR PARCEL OF LAND SITUATED IN THE SW¼SE¼ OF SECTION 30, TOWNSHIP 38 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FROM WHICH THE QUARTER CORNER COMMON TO SECTIONS 30 AND 31, T. 38 S., R. 11 E.W.M., KLAMATH COUNTY OREGON, BEARS S. 41°16'10" W., 863.75 FEET DISTANT; THENCE N. 00°08'45" W., 132.00 FEET TO A POINT; THENCE S. 89°37'05" E., 406.85 FEET TO A POINT IN AN EXISTING FENCE; THENCE S. 11°56'00" E. ALONG SAID FENCE, 131.00 FEET TO A POINT; THENCE S. 89°51'15" W., 433.60 FEET TO THE POINT OF BEGINNING, CONTAINING 1.27 ACRES, MORE OR LESS.

TOGETHER WITH A 20.00 FOOT WIDE EASEMENT FOR ROADWAY PURPOSES BEING 10.00 FEET IN WIDTH ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTER LINE: BEGINNING AT A POINT IN THE EASTERLY RIGHT-OF-WAY FENCE OF THE HASKINS ROAD AS THE SAME IS PRESENTLY LOCATED AND CONSTRUCTED FROM WHICH THE QUARTER CORNER COMMON TO SECTION 30 AND 31, T. 38 S., R 11 E., W.M., KLAMATH COUNTY, OREGON, BEARS S. 86°41'00" W., 29.10 FEET AND S. 00°25'30" W., 746.30 FEET DISTANT; THENCE N. 86°41'00" E., 82.80 FEET TO A POINT; THENCE S. 88°37'20" E., 452.40 FEET TO A POINT ON THE WEST LINE OF THE ABOVE DESCRIBED PARCEL; FOR THE PURPOSE OF EGRESS AND INGRESS TO THE ABOVE DESCRIBED PARCEL.

ALSO, TOGETHER WITH GRANTORS' INTEREST ACQUIRED IN THE GRANT OF EASEMENT AND JOINT USE AGREEMENT, DATED AUGUST 24, 1981, AND RECORDED ON SEPTEMBER 8, 1981 IN VOLUME M81 PAGE 15863 AND RE-RECORDED ON OCTOBER 6, 1981 IN VOLUME M81 PAGE 17661, IN THE DEED RECORDS OF THE KLAMATH COUNTY CLERK OF KLAMATH COUNTY, OREGON.