

2006-017158

Klamath County, Oregon

RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: William Essig 8650 Keller Road Klamath Falls, OR 97603
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08/25/2006 03:19:17 PM

Fee: \$21.00

## - WARRANTY DEED -

Leota M. Essig, Grantor, conveys and warrants to William C. Essig, Grantee, the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth herein:

Township 39 South, Range 10 East of the Willamette Meridian.

Section 7: That portion of the S $\frac{1}{2}$ SE $\frac{1}{4}$  lying South of the right of way of the O.C. & E. Railway Company, EXCEPTING THEREFROM the Westerly 767.8 feet of the SW $\frac{1}{4}$ SE $\frac{1}{4}$

Section 17: That portion of the N $\frac{1}{2}$ NW $\frac{1}{4}$  lying South of the right of way of the O.C. & E. Railway.

Section 18: That portion of the NE $\frac{1}{4}$ NE $\frac{1}{4}$  lying Southwesterly of the right of way of the O.C. & E. Railway Company.

SUBJECT TO AND EXCEPTING: Reservations and restrictions of records, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage, all recorded liens and encumbrances and those apparent upon the land; covenants, declarations and restrictions; taxes and assessments.

(1) Covenants, conditions, restrictions and/or easement, if any, affecting title, which may appear in the public record; including those shown on any recorded plat or survey.

The true and actual consideration for this transfer is pursuant to the Dissolution Decree entered in the Klamath County Circuit Court for the State of Oregon Case Number 0602431CV.

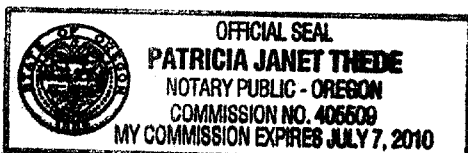
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 25<sup>th</sup> day of August 2006.

*Leota M. Essig*  
Leota M. Essig

STATE OF OREGON                    )  
  ) ss. August 25, 2006  
County of Klamath                )

Personally appeared the above-named Leota M. Essig and acknowledged the foregoing instrument to be her voluntary act. Before me:



*Patricia Janet Theide*  
Notary Public for Oregon  
My Commission expires: 7-7-10