

MTC 73227-DS

THIS SPACE RE



2006-017324

Klamath County, Oregon



00002345200600173240030033

08/29/2006 11:26:14 AM

Fee: \$31.00

After recording return to:

TIMOTHY CHARLES PARKS
PO BOX 812
Merrill, OR 97633

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

TIMOTHY CHARLES PARKS
PO BOX 812
Merrill, OR 97633

Escrow No. MT73227-DS
Title No. 0073227

SWD

STATUTORY WARRANTY DEED

DELOS B. PARKS, JR. and JOANNE PARKS, as tenants by the entirety, Grantor(s) hereby convey and warrant to TIMOTHY CHARLES PARKS and DARLA D. PARKS, as tenants by the entirety, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon free of encumbrances except as specifically set forth herein:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

2006-2007 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$320,000.00**.

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.

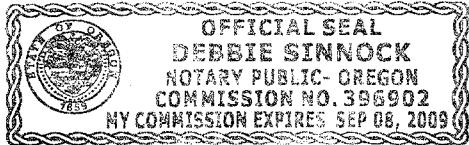
Dated this 23rd day of Aug, 2006.

DELOS B. PARKS, JR.

JOANNE PARKS

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 8-23-, 2006 by DELOS B. PARKS, JR. and JOANNE PARKS.



(Notary Public for Oregon)

My commission expires 9-8-09

31.00

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situate in the E1/2 of Section 2, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Northwest corner of Tract (Lot) 1 of MERRILL TRACTS, as shown on the official plat on file in the Klamath County Courthouse; thence Northerly 340 feet, more or less, to a $\frac{1}{2}$ inch iron pipe which is 2,969.31 feet North and 1,335.72 feet West from the Southeast corner of Section 2 of said Township 41 South, Range 10 East of the Willamette Meridian; thence North $89^{\circ} 09' 45''$ West, 200.00 feet; thence North $02^{\circ} 00' 45''$ East 440.00 feet; thence North $89^{\circ} 09' 45''$ West 770 feet, more or less, to a point on the Easterly right of way line of said the Great Northern R.R. right-of-way; thence Southeasterly along said right of way line 820 feet, more or less to a point where said right-of-way line intersects the Westerly extension of the North line of said Lot 1 of MERRILL TRACTS; thence Easterly, leaving said railroad right-of-way line and along said extension of the North line of said Lot 1 of MERRILL TRACTS, 870 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM all that portion thereof lying East of the West line of the D-1-B Drain.

TOGETHER WITH:

A parcel of land situated in the E1/2 of Section 2, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of Tract 13 of MERRILL TRACTS, as shown on the official plat on file in the Klamath County Courthouse; said corner also being located North 1680.00 feet and West 30.00 feet from the Southeast corner of said Section 2; thence West along the North line of said Tracts 13, 14 and 15, a distance of 990.00 feet to the Southeast corner of Tract 9 of said MERRILL TRACTS; thence North along the East line of said Tract 9 a distance of 330.00 feet to the Northeast corner of said Tract 9; thence West along the North line of said Tract 9, a distance of 263.11 feet to the intersection of said line and the East right of way line of the D-1-b lateral; thence North $00^{\circ} 04' 15''$ East along said East right of way, a distance of 538.93 feet; thence continuing along said right-of-way line North $39^{\circ} 20' 45''$ West 76.55 feet; thence South 15.78 feet; thence North $39^{\circ} 20' 45''$ West 13.54 feet; thence South $89^{\circ} 59' 15''$ West 10.43 feet to the intersection of said right-of-way line and the West line of Tract 1 of said MERRILL TRACTS; thence continuing along said right of way line South $89^{\circ} 59' 15''$ West 162.30 feet; thence North $00^{\circ} 00' 45''$ East 9.03 feet to a point on the Westerly extension of the North line of said Tract 1; thence East 162.23 feet to the Northwest corner of said Tract 1, also being the Southeast corner of that parcel described in Deed Volume M70, page 4387; thence North $02^{\circ} 16' 21''$ East along the East line of said parcel, a distance of 359.88 feet to a $\frac{1}{2}$ inch iron pipe shown on Record Survey #1251; thence North $02^{\circ} 00' 45''$ East, a distance of 440.00 feet to a $\frac{3}{4}$ inch iron pipe; thence South $89^{\circ} 09' 45''$ East a distance of 1290.42 feet to a point on the Westerly right-of-way line of a County Road; thence South along said Westerly right-of-way line a distance of 1710.03 feet to the point of beginning, excluding a 40 foot wide street platted on MERRILL TRACTS.

EXCEPTING THEREFROM any portion thereof lying within the boundaries of the USBR D-1 Drain and the USBR Little Adams Canal.

(Legal Continued)

AND EXCEPTING THEREFROM any portion thereof lying within the following described property:

All that portion of the NW1/4 of the SE1/4 of Section 2, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, lying Easterly of the Great Northern Railroad right-of-way and Westerly of the West right-of-way of the D-1-6 Lateral.

Tax Account No.:	4110-00200-01200-000	Key No.:	100697
Tax Account No.:	4110-00200-01200-000	Key No.:	890968
Tax Account No.:	4110-00200-01400-000	Key No.:	100688
Tax Account No:	4110-00200-01400-000	Key No:	596171

Unofficial
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