

2006-017853  
Klamath County, Oregon



After recording return to:  
Jeff Henry Childs  
5161 Wocus Road  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
Jeff Henry Childs  
5161 Wocus Road  
Klamath Falls, OR 97601

File No.: 7021-880800 (DMC)  
Date: August 21, 2006

THIS SPACE



09/05/2006 03:17:52 PM

Fee: \$36.00

### STATUTORY WARRANTY DEED

**Joseph Daniel Leonard successor Trustee of the Philip Leonard 1999 Revocable Trust, dated March 9, 1999**, Grantor, conveys and warrants to **Jeff Henry Childs**, 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 **\$180,000.00**. (Here comply with requirements of ORS 93.030)

36.-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 30 day of August, 20 06.

Joseph Daniel Leonard successor Trustee of  
the Philip Leonard 1999 Revocable Trust,  
dated March 9, 1999

  
Joseph Daniel Leonard, Successor Trustee

STATE OF California )  
 )ss.  
County of )

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
by Joseph Daniel Leonard as Successor Trustee of Joseph Daniel Leonard successor Trustee of the Philip  
Leonard 1999 Revocable Trust, dated March 9, 1999, on behalf of the Trust.

\_\_\_\_\_  
Notary Public for California  
My commission expires:

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Eldorado

SS.

On 8/30/06

Date

before me,

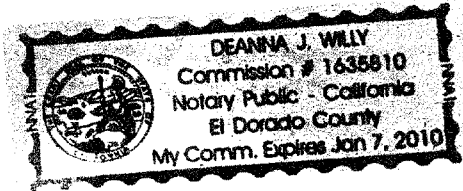
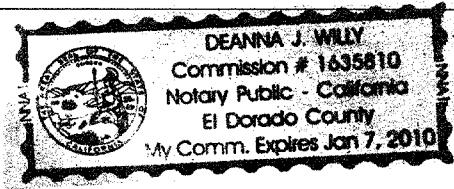
Deanna Willy "Notary Public"

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared

Joseph Daniel Leonard

Name(s) of Signer(s)



Place Notary Seal Above

personally known to me

proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Deanna Willy

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document:

Document Date:

Number of Pages:

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name:

- Individual
- Corporate Officer — Title(s):
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other:

Signer Is Representing:

RIGHT THUMBPRINT OF SIGNER  
Top of thumb here

Signer's Name:

- Individual
- Corporate Officer — Title(s):
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other:

Signer Is Representing:

RIGHT THUMBPRINT OF SIGNER  
Top of thumb here

**EXHIBIT A****LEGAL DESCRIPTION:**

Parcel 1: A tract of land in the SE1/4SW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon described as follows: Beginning at a point on the South right of way line of the Dalles-California Highway, 30 feet at right angles from the center, which lies N 89°42' W along the section line a distance of 710.5 feet and N 6°02' E along the said Southerly right of way line a distance of 757.41 feet from the iron pin which marks the one quarter section corner common to Sections 7 and 18, Township 38 South Range 9 East of the Willamette Meridian in Klamath County, Oregon, and running thence S 89°39' E a distance of 486.54 feet to a point; thence N 6°02' E a distance of 540.0 feet to a point; thence N 89°39' W a distance of 486.54 feet to a point on the above mentioned Southerly right of way line of the Dalles-California Highway; thence S 6°02' W along said Southerly right of way line a distance of 540.0 feet, more or less, to the point of beginning.

Parcel 2: A tract of land in the SE1/4SW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon described as follows:

Beginning at a point on the Southerly right of way line of the Dalles-California highway, 30.0 feet at right angles from the center, which lies N 89°42' W along the Section line a distance of 710.5 feet and N 6°02' E along the said Southerly right of way line a distance of 570.33 feet from the iron pin which marks the one quarter section corner common to Sections 7 and 18, Township 38 South, Range 9 East of the Willamette Meridian, in Klamath County, Oregon, and running thence N 59°53' E a distance of 328.5 feet to a point; thence N 6°02' E a distance of 19.93 feet, more or less, to a point on the South line of Parcel No. 1, described above; thence N 89°39' W along the South line of Parcel No. 1 a distance of 266.56 feet to a point on the Southerly right of way line of the Dalles-California Highway; thence S 6°02' W along the said Southerly right of way line a distance of 187.08 feet, more or less, to the point of beginning.