

2006-018408
Klamath County, Oregon



00003616200600184080030033

09/12/2006 03:35:40 PM

Fee: \$31.00



After recording return to:
Larry Dean Bagley and Diane N.
Bagley

12333 Spring Lake Rd.
Klamath Falls, OR
97603

Until a change is requested all tax statements
shall be sent to the following address:
Larry Dean Bagley and Diane N.
Bagley
Address as shown above.

File No.: 7021-875022 (MTA)
Date: September 01, 2006

STATUTORY WARRANTY DEED

Bonita H. Cheyne Family Trust dated August 30, 1990, Grantor, conveys and warrants to **Larry Dean Bagley and Diane N. Bagley, 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)

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.

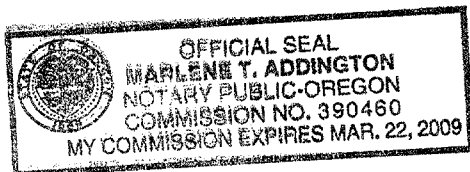
Dated this 11th day of September, 2006.

Bonita H. Cheyne Family Trust dated August 30, 1990

Bonita H. Cheyne, Trustee
Bonita H. Cheyne, Trustee

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 11th day of September, 2006 by Bonita H. Cheyne as Trustee of the Bonita H. Cheyne Family Trust dated August 30, 1990, on behalf of the Trust.



Marlene T. Addington
Notary Public for Oregon
My commission expires: March 22, 2009

APN: **R91420**

Statutory Warranty Deed
- continued

File No.: **7021-875022 (MTA)**
Date: **09/01/2006**

EXHIBIT A

LEGAL DESCRIPTION:

A PORTION OF THE SW 1/4 OF THE SW 1/4 OF SECTION 2, TOWNSHIP 40 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONNENCING AT A POINT IN THE CENTER OF THE COUNTY ROAD AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, AND RUNNING THENCE EASTERLY ALONG THE NORTH LINE OF SAID QUARTER QUARTER SECTION A DISTANCE OF 493 FEET; THENCE SOUTHERLY PARALLEL WITH THE CENTER LINE OF SAID COUNTY ROAD A DISTANCE OF 407 FEET; THENCE WESTERLY PARALLEL WITH THE INITIAL COURSE OF THIS DESCRIPTION A DISTANCE OF 493 FEET; THENCE NORTHERLY ALONG THE CENTER LINE OF SAID COUNTY ROAD A DISTANCE OF 407 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PORTION IN SPRING LAKE RD.