



2006-018623  
Klamath County, Oregon

THIS SPACE RES



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09/15/2006 03:44:17 PM

Fee: \$26.00

After recording return to:

BRACEFORD V. & WANDA J. DAVIDSON

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

STEPHEN GARRICK

P.O. BOX 59

Crescent, OR 97733

Escrow No. BT093202CD

Title No. 76422

SPECIAL

MTCTW422

### SPECIAL WARRANTY DEED

BRANCEFORD V. DAVIDSON AND WANDA J. DAVIDSON, Grantor(s) hereby grant, bargain, sell, warrant and convey to **STEPHEN GARRICK and JILL GARRICK, husband and wife**, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of **KLAMATH** and State of Oregon, to wit:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A".

<sup>5</sup>  
**R-2409-080CD-01602**

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: 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.

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor except those claiming under the above described encumbrances.

The true and actual consideration for this conveyance is FULFILLMENT OF CONTRACT.

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.

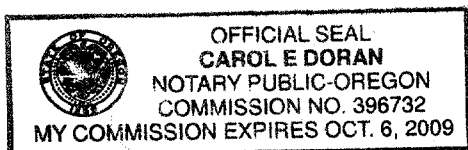
Dated this 13 day of Sept, 06

Branceford V. Davidson  
BRANCEFORD V. DAVIDSON

Wanda J. Davidson  
WANDA J. DAVIDSON

STATE OF OREGON  
COUNTY OF DESCHUTES

On September 13, 2006,  
PERSONALLY APPEARED THE ABOVE NAMED BRANCEFORD V. DAVIDSON AND WANDA J. DAVIDSON AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT.



BEFORE ME:

Carol E. Doran  
NOTARY PUBLIC FOR OREGON  
MY COMMISSION EXPIRES 10-6-2009

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1**

A parcel of land situate in the SE1/4 SW1/4 of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:

Beginning at a point, a #5 steel rod, from which the S1/4 corner of Section 30 bears South 22° 18' 47" East 1169.1 feet; thence along a line at right angle to Main Street projected, North 50° 56' 36" West 100.0 feet to a #5 steel rod; thence along a line parallel with Main Street projected, North 39° 03' 24" East 100.0 feet to a 3/4" bolt; thence along a line at right angle to Main Street projected, South 50° 56' 36" East 100.0 feet to a 1" Steel Rod; thence along a line parallel with Main Street projected, South 39° 03' 24" West 100.0 feet to the point of beginning.