

2006-015809

Klamath County, Oregon



00000493200600158090010015

08/07/2006 11:14:42 AM

Fee: \$21.00

After recording, return to:

MICHAEL W. FEILER & DAVID A. JORDAN

P.O. Box 391

CRESCENT, OR 97733

Until change, tax statement shall

be sent to: SAME AS ABOVE

2006-018750

Klamath County, Oregon



00004031200600187500020026

09/19/2006 10:29:09 AM

Fee: \$26.00

WARRANTY DEED -- STATUTORY FORM

FLOYD W. & BARBARA L. WILTON, Grantor(s), conveys and warrants to DAVID A. JORDAN & MICHAEL W. FEILER, Grantee(s), the following described real property free of encumbrances, except as specifically set forth herein, situated in Klamath County, Oregon, to-wit:

~~PROPERTY ID LEGAL DESCRIPTION: R156182, R2409 031BC 00600 000 (real property) TWP 24, Rnge 9, Block Sec 31, Tract POR SW4NW4, Acres 0.18~~

The property is free of all liens and encumbrances, except:

All those items of record, as of the date of this Deed, including easements, covenants, conditions and restrictions of record, if any; and including any real property taxes due but not yet payable.

The true consideration for this conveyance is \$ 15,000.00

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated this 4TH day of AUGUST, 2006

Floyd W. Wilton
Barbara L. Wilton

STATE OF OREGON, County of DESCHUTES) ss.

This instrument was acknowledged before me on 8/4/06, 2006, by

Floyd W. Wilton and Barbara L. Wilton

Cindy Farleigh
Notary Public for Oregon

My commission expires: Jan 17, 2010



NOTE: THIS DOCUMENT IS BEING RE-RECORDED TO CORRECT THE LEGAL DESCRIPTION (SEE EXHIBIT "A") PAGE 2

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Exhibit "A"

A portion laying in the SW 1/4 of the NW 1/4, Section 31, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

BEGINNING at an iron pin on the Easterly right of way line of The Dalles-California Highway, which lies North along the West section line distance of 793.7 feet and North $29^{\circ}02'$ East along the Easterly right of way line of The Dallas-California Highway a distance of 110 feet from the iron pin which makes the West quarter corner of Section 31, Township 24 South, Range 9, East of the Willamette Meridian, Klamath County, Oregon, running thence; continuing North $29^{\circ}02'$ East along the Easterly right of way line of The Dalles-California Highway a distance of 100 feet to a point; thence South $60^{\circ}58'$ East at right angles to the highway center line a distance of 100 feet to a point; thence South $29^{\circ}02'$ West parallel to the highway center line a distance of 100 feet to a point; thence North $60^{\circ}58'$ West a distance of 100 feet, more or less.

SAVE AND EXCEPT that portion lay in the Dalles-California Highway.