

MTC 76174-MS

THIS SPACE RESEI

2006-019126

Klamath County, Oregon



09/22/2006 03:18:05 PM

Fee: \$31.00

After recording return to:

Troy D. Engelbrecht

3217 Derby Street

Klamath Falls, OR 97603

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

Troy D. Engelbrecht

3217 Derby Street

Klamath Falls, OR 97603

Escrow No. MT76174-MS

Title No. 0076174

SWD

STATUTORY WARRANTY DEED

Todd A. Engelbrecht and Jennifer M. Engelbrecht, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Troy D. Engelbrecht and Jody E. Engelbrecht, 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 WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 **\$140,000.00**.

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 21st day of Sep, 2006

Todd A. Engelbrecht

Todd A. Engelbrecht

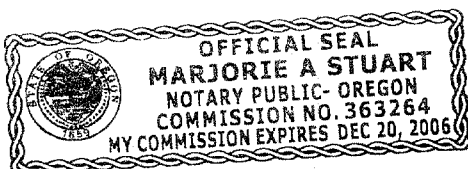
Jennifer M. Engelbrecht

Jennifer M. Engelbrecht

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 9/21, 2006 by Todd A. Engelbrecht and Jennifer M. Engelbrecht.



(Signature)
(Notary Public for Oregon)

My commission expires 12/20/06

31.00

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in NE 1/4 of NE 1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin which lies North 89° 40' East along the 40 line a distance of 780.0 feet and North 1° 02' West a distance of 533.4 feet from the iron pin which marks the intersection of 4th Avenue and 4th Street of Altamont Acres, which point of intersection is also the Southwest corner of the NE 1/4 NE 1/4 of Section 10, Township 39 South, Range 9, East of the Willamette Meridian and running thence North 89° 40' East a distance of 210.5 feet to an iron pin which lies on the Westerly right of way line of the U.S.R.S Drain Ditch; thence North 4° 22' West along said Westerly right of way line of the U.S.R.S Drain ditch a distance of 85 feet to an iron pin; thence continuing North 30° 38' West along said right of way line a distance of 382.4 feet to an iron pin which marks the intersection of the Westerly right of way line of the U.S.R.S. Drain and the Southerly right of way of a 60 foot road; thence South 89° 40' West along the Southerly line of a 60 foot road a distance of 16.9 feet to an iron pin which lies on the Easterly right of way line of Derby Street; thence South 1° 02' East along the Easterly right of way line of Derby Street a distance of 415 feet, more or less, to the point of beginning, said tract being the NE 1/4 NE 1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian.

EXCEPTING THEREFROM a tract of land situated in the NE 1/4 NE 1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, in the Klamath County, State of Oregon, more particularly described as follows:

Beginning at an iron pin which lies North 89° 40' East along the 40 line a distance of 780.0 feet and North 1° 02' West a distance of 707.21 feet from the iron pin which marks the intersection of 4th Avenue and 4th Street of Altamont Acres, which point of intersection is also the Southwest corner of the NE 1/4 NE 1/4 of Section 10, Township 39 South, Range 9, East of the Willamette Meridian and running thence North 89° 41' 13" East a distance of 154.90 feet to an iron pin which lies on the Westerly right of way line of the U.S.R.S Drain Ditch; thence North 30° 36' 47" West along said Westerly right of way line of the U.S.R.S. Drain Ditch a distance of 279.79 feet to an iron pin which marks the intersection of the Westerly right of way line of the U.S.R.S. Drain and the Southerly line of a 60 foot road; thence South 89° 41' 13" West along the Southerly right of way line of the 60 foot road a distance of 16.90 feet to an iron pin which lies on the Easterly right of way of Derby Street; thence South 01° 03' 56" East along the Easterly right of way line of Derby Street a distance of 241.60 feet, more or less, to the point of beginning, said tract being in the NE 1/4 NE 1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, with bearings based on Minor Land Partition No. 81-6.

EXCEPTING THEREFROM a tract of land situated in the NE 1/4 of NE 1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, in the Klamath County, State of Oregon, more particularly described as follows:

Beginning at an iron pin which lies North 89° 40' East along the 40 line a distance of 780.0 feet and North 1° 02' West a distance of 426.8 feet from the iron pin which marks the intersection of 4th Avenue and 4th Street of Altamont Acres, which point of intersection is also the Southwest corner of the NE 1/4 of NE 1/4 of Section 10, Township 39 South, Range 9, East of the Willamette Meridian and running thence North 89° 41' 13" East a distance of 216.7 feet to an iron pin which lies on the Westerly right of way line of the U.S.R.S Drain Ditch; thence North 04° 20' 47" West 170.41 feet to the true point of beginning; thence continuing North 04° 20' 47" West 21.02 feet to a point;

(Legal Continued)

thence North 30° 36' 47" West 103.10 feet to a point; thence South 89° 41' 13" West 154.90 feet; thence South 01° 03' 56" East 110 feet to a point; thence North 89° 41' 13" East 206.95 feet to the point of beginning with bearings based on Minor Land Partition No. 81-6.

Tax Account No:3909-010AA-02700-000Key No:540329