



2006-019134  
Klamath County, Oregon

THIS SP.



09/22/2006 03:46:02 PM

Fee: \$31.00

After recording return to:  
Toby Freeman and Celia S. Freeman  
5010 Chilly Valley Dr.  
Klamath Falls, OR. 97603

Until a change is requested all tax statements  
shall be sent to the following address:  
Toby Freeman and Celia S. Freeman  
Address as shown above.

File No.: 7021-897298 (MTA)  
Date: September 17, 2006

### STATUTORY WARRANTY DEED

**Debra J. Geaney**, Grantor, conveys and warrants to **Toby Freeman and Celia S. Freeman, 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-'07** 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 **\$500,000.00**. (Here comply with requirements of ORS 93.030)

31.-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 22 day of September, 2006.

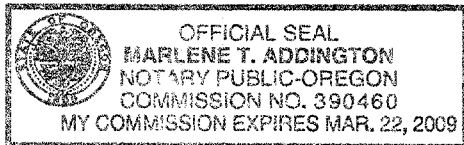
*Debra J. Geaney*  
Debra J. Geaney

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 22<sup>nd</sup> day of September, 2006  
by **Debra J. Geaney**.

Marlene J. Addington  
Notary Public for Oregon

Notary Public for Oregon  
My commission expires: March 22, 2009



**EXHIBIT A**

**LEGAL DESCRIPTION:**

THE S 1/2 OF A TRACT OF LAND SITUATED IN THE NW 1/4 OF SECTION 18, TOWNSHIP 39 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING A PORTION OF DEED VOLUME M-79 AT PAGE 1216, RECORDED IN KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 18; THENCE SOUTH 00° 01' WEST, ALONG THE WEST LINE OF SAID SECTION 18, 2192.47 FEET; THENCE SOUTH 89° 51' 42" EAST 2573.41 FEET TO A POINT; THENCE SOUTH 00° 00' 23" WEST 155.00 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 89° 51' 42" WEST 281.10 FEET; THENCE SOUTH 00° 02' 03" EAST 155.00 FEET; THENCE SOUTH 89° 51' 42" EAST 311.00 FEET; THENCE NORTH 00° 23' EAST 155.00 FEET TO A POINT; THENCE WESTERLY AND PARALLEL TO THE SOUTH BOUNDARY THEREOF A DISTANCE OF 30 FEET TO THE POINT OF BEGINNING.

AND

A TRACT OF LAND SITUATED IN THE NW 1/4 OF SECTION 18, TOWNSHIP 39 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING A PORTION OF DEED VOLUME M-79 AT PAGE 1216, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 18; THENCE SOUTH 00° 01' WEST, ALONG THE WEST LINE OF SAID SECTION 18, 2192.47 FEET; THENCE SOUTH 89° 51' 42" EAST 2573.41 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 00° 00' 23" WEST 310.00 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 89° 51' 42" WEST 281.00 FEET; THENCE SOUTH 00° 02' 03" EAST 155.00 FEET; THENCE SOUTH 89° 51' 42" EAST 311.00 FEET; THENCE NORTH 00° 23' EAST 155.00 FEET TO A POINT; THENCE WESTERLY AND PARALLEL TO THE SOUTH BOUNDARY THEREOF A DISTANCE OF 30 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN CHILLY VALLEY LANE RIGHT OF WAY.