



THIS SPACE RESERVE

2006-019224

Klamath County, Oregon



09/25/2006 03:35:58 PM

Fee: \$26.00

After recording return to:  
Mark Christian Sanderson  
5159 HWY 97 N  
Klamath Falls, OR 97601

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

Mark Christian Sanderson  
5159 HWY 97 N  
Klamath Falls, OR 97601

Escrow No. MT75932-SH  
Title No. 0075932

SWD

MT75932-SH

### STATUTORY WARRANTY DEED

William Anocibar and Sherrie C. Anocibar, as tenants by the entirety, Grantor(s) hereby convey and warrant to Mark Christian Sanderson, 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 \$349,000.00.

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.

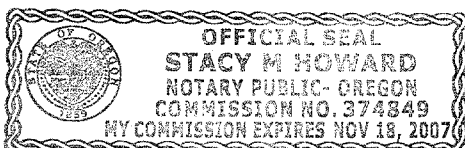
Dated this 21 day of Sept, 2006

William Anocibar

Sherrie C. Anocibar

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Sept 21, 2006 by William Anocibar and Sherrie C. Anocibar.



Stacy M Howard  
(Notary Public for Oregon)

My commission expires Nov 18, 2007

2006

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

A parcel of land situate in the S1/2 of the SW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Westerly right of way line of the Dalles-California Highway which lies North 89° 49' West a distance of 489.5 feet along the quarter line and South 6° 02' West along the Westerly right of way line of the Dalles-California Highway a distance of 1740.6 feet from the iron pin which marks the center of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence: Continuing South 6° 02' West along the Westerly right of way line of the Dalles-California Highway a distance of 180 feet to a point; thence North 89° 49' West parallel to the above mentioned quarter line a distance of 674.54 feet to a point on the Easterly right of way line of the new location of the Dalles-California Highway; thence in an Northwesterly direction following the Easterly right of way line of the new Highway location a distance of 182.98 feet to a point; thence South 89° 49' East parallel to the above mentioned quarter line a distance of 731.54 feet, more or less, to the point of beginning.

Tax Account No: 3809-007C0-03300-000

Key No: 429646