

2006-022896

Klamath County, Oregon



00008874200600228960020022

11/15/2006 03:22:34 PM

Fee: \$26.00

1st-930814

WARRANTY DEED -- STATUTORY FORM

RICHARD A. JENKINS and ANNE M. JENKINS, as tenants by the entirety,  
Grantor,

conveys and warrants to

JAMES<sup>M.</sup>/PATRIDGE and MARCY<sup>M.</sup>/PATRIDGE, as tenants by the entirety, Grantee,

the following described real property, free of encumbrances except as  
specifically set forth herein, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

Tax Account No(s): 696508

Map/Tax Lot No(s): 2408025-DO-01800

This property is free from encumbrances, EXCEPT: All those items of record, if  
any, as of the date of this deed, including any real property taxes due, but  
not yet payable.

The true consideration for this conveyance is \$155,000.00 .

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, 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 10 day of November, 2006.

Richard A. Jenkins  
RICHARD A. JENKINS

Anne M. Jenkins  
ANNE M. JENKINS

STATE OF OREGON, COUNTY OF Deschutes SS.

This instrument was acknowledged before me on November 10, 2006 by RICHARD A.  
JENKINS and ANNE M. JENKINS.

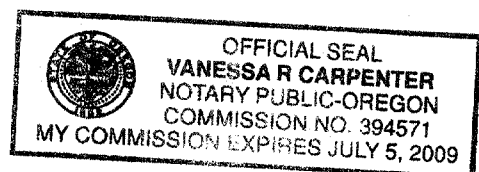
Vanessa R Carpenter  
(Notary Public for Oregon)  
My commission expires July 5 2009

After recording return to:  
WESTERN TITLE & ESCROW COMPANY  
16455 WILLIAM FOSS ROAD  
LA PINE, OR 97739

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

JAMES PATRIDGE  
P.O.B 186

BANDON, OR 97411 97411



TITLE NO. 930814  
ESCROW NO. 14-0054606

26-F

**Exhibit "A"**

Real property in the County of Klamath, State of Oregon, described as follows:

A PARCEL OF LAND SITUATED IN THE SECTION 25, TOWNSHIP 24 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 25; THENCE SOUTH 00° 07' 03" WEST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, 100 FEET; THENCE CONTINUING SOUTH 00° 07' 03" WEST ALONG SAID WEST QUARTER SECTION LINE 177.74 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID WEST QUARTER SECTION LINE EAST 510.11 FEET TO THE WEST BOUNDARY OF RIVER WEST, A DULY RECORDED SUBDIVISION IN KLAMATH COUNTY, OREGON; THENCE SOUTH ALONG SAID WESTERLY SUBDIVISION BOUNDARY 177.74 FEET; THENCE WEST 510.11 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH ALONG THE WEST LINE OF THE SOUTHEAST QUARTER 177.74 FEET TO THE POINT OF BEGINNING.

RESERVING AN EASEMENT 15 FEET ALONG THE NORTH BOUNDARY LINE FOR ROADWAY PURPOSES.

TOGETHER WITH A 15 FOOT EASEMENT FOR ROADWAY PURPOSES ALONG THE SOUTH BOUNDARY LINE OF THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND SITUATED IN SECTION 25, TOWNSHIP 24 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 25; THENCE SOUTH 00° 07' 03" WEST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER 100 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE CONTINUING SOUTH 00° 07' 03" WEST ALONG SAID WEST QUARTER SECTION LINE 177.74 FEET; THENCE LEAVING SAID WEST QUARTER SECTION LINE EAST 510.11 FEET TO THE WESTERLY BOUNDARY OF RIVER WEST, A DULY RECORDED SUBDIVISION IN SAID KLAMATH COUNTY; THENCE NORTH ALONG SAID WESTERLY SUBDIVISION BOUNDARY, TO THE NORTHERLY RIGHT OF WAY LINE OF ELK DRIVE; THENCE WEST 20 FEET; THENCE NORTH 141.94 FEET TO THE NORTHWEST CORNER OF LOT 1 IN BLOCK 1 OF SAID RIVER WEST; THENCE SOUTH 89° 41' 19" WEST 489.04 FEET TO THE POINT OF BEGINNING.

Tax Parcel Number: R696508