



THIS SPACE RI

2006-023795

Klamath County, Oregon



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11/29/2006 03:39:20 PM

Fee: \$26.00

After recording return to:

David L. McKnight

11666 Hwy 66
Keno, OR 97627

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

David L. McKnight

11666 Hwy 66
Keno, OR 97627

Escrow No. MT77588-TM

Title No. 0077588

SWD

MT77588 TM

STATUTORY WARRANTY DEED

John Welch and Cindy Welch, as tenants by the entirety, Grantor(s) hereby convey and warrant to **David L. McKnight and Charlena J. McKnight, 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:

The true and actual consideration for this conveyance is **\$150,000.00**.

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 17th day of November, 2006.

John Welch
John Welch

Cindy Welch
Cindy Welch

State of Oregon

County of Jackson

This instrument was acknowledged before me on November 17th, 2006 by John Welch and Cindy Welch.

Stacy Ross
(Notary Public for Oregon)

My commission expires 12-12-08



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EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

A portion of the SE1/4 NW1/4 of Section 1, Township 40 South, Range 7 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point 200 feet West of the center of Section 1, Township 40 South, Range 7 East of the Willamette Meridian; thence North 1,030 feet to the Southerly right-of-way of the Klamath Falls-Ashland Highway; thence South 57° West 238.4 feet along said right-of-way; thence South 900 feet; thence East 200 feet to the point of beginning.

EXCEPTING THEREFROM

A parcel of land located in the SE1/4 of the NW1/4 of Section 1, Township 40 south, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the South line of the Southeast 1/4 of the Northwest 1/4 of Section 1, Township 40 South, Range 7 East of the Willamette Meridian, said point being North 89° 47' 13" West, 200.00 feet from the center 1/4 corner of said Section 1, said point also being the Southeast corner of a parcel of land described in Deed Records, Volume M70, page 5467; thence North 00° 08' 17" East along the East line of said parcel a distance of 260.00 feet; thence North 89° 47' 13" West a distance of 200.00 feet to a point on the West line of said parcel; thence South 00° 08' 17" East, along the West line of said parcel, a distance of 260.00 feet to a point on the South line of the Southeast 1/4 of the Northwest 1/4 of said Section 1, thence South 89° 47' 13" East, along said South line a distance of 200.00 feet to the point of beginning.

PARCEL 2

A parcel of land located in the SE1/4 of the NW1/4 of Section 1, Township 40 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of a parcel of land described in Deed Records M71, page 862, Klamath County, Oregon, said point being North 89° 47' 13" West 200.00 feet and North 00° 08' 17" East, 260.00 feet from the center 1/4 corner of said Section 1; thence South 89° 47' 13" East, 70.00 feet; thence North 5° 03' 20" West, 773.37 feet, more or less to the Northwest corner of that parcel of land described in said Deed Records M71, page 862; thence South 00° 08' 17" West along the West line of said parcel a distance of 770.00 feet more or less to the point of beginning.