

2006-023861

Klamath County, Oregon



00009989200600238610020025

11/30/2006 11:57:18 AM

Fee: \$26.00

After Recording Return to:

TOM LUNA

735 Riverside Dr
Klamath Falls Or 97601

Until a change is requested all tax statements

Shall be sent to the following address:

TOM LUNA

Same as above

Aspen: 64115 MS

WARRANTY DEED

(INDIVIDUAL)

JAMES C. MARSDEN and ROBIN L. MARSDEN, herein called grantor, convey(s) to TOM LUNA, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage AND

Existing first Trust Deed in the original amount of \$90,000.00, dated October 19, 2004 in favor of Wells Fargo Bank and recorded on November 16, 2004, in Book M-04 at page 78847

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$350,000.00.
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated November 13, 2006.

JAMES C. MARSDEN

ROBIN L. MARSDEN

STATE OF OREGON, County of Klamath) ss.

On November 14, 2006 personally appeared the above named JAMES C. MARSDEN and ROBIN L. MARSDEN and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:



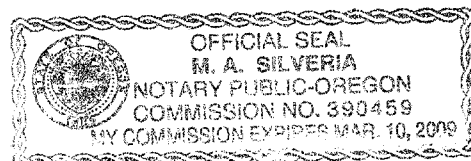
525 Main Street
Klamath Falls, OR 97601
Order No.: 00064115

Before me: *M. A. Silveria*

Notary Public for Oregon

My commission expires: 3/10/09

Official Seal



\$26-A

Exhibit A

A tract of land in Government Lot 1 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at the Northwest corner of said Section 5; thence East 1908.8 feet along the North line of said Section, to an intersection with the centerline of the Riverside Spur Track of the Great Northern Railway Co.; thence South 21° 35' East, along said centerline, 657.83 feet; thence South 68° 25' West 22.5 feet to the Northeast corner of a tract of land conveyed to the Natural Gas Corporation of Oregon by Deed recorded October 27, 1930 in Deed Book 93, Page 171, Microfilm Records of Klamath County, Oregon; thence South 68° 25' West 68.19 feet; thence North 14° 00' West 103 feet; thence North 87° 00' East 28.6 feet to a line parallel and 50.00 feet Southwesterly of the centerline of said Spur Track and is the right of way boundary of said Spur Track and is the true beginning of this description; thence North 21° 35' West 370 feet, more or less, along said right of way boundary to a point of intersection with a line lying 205.0 feet South and parallel to the North line of Section 5; thence West 246.0 feet along said line parallel to the North line of Section 5 to an intersection with the Easterly boundary of the right of way of the Klamath Falls-Ashland Highway; thence South 14° 30' East 199.8 feet; thence South 23° 50' East 74.2 feet to the centerline of a certain roadway easement, 24 feet in width as reserved in deed recorded August 17, 1955 in Deed Book 276, Page 484, Deed Records of Klamath County, Oregon; thence North 81° 40' East along said centerline 113.5 feet; thence Southeasterly on said centerline along a 32° curve to the right through an angle of 67° 24' for a distance of 210.6 feet; thence Southeasterly on said centerline and tangent to said curve to a point in the Southerly boundary of said tract formerly owned by The Great Northern Railway and the true beginning of this description.

CODE 004 MAP 3909-005BA TL 00300 KEY #531632