

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



EA

John A. Atchley
P.O. Box 309
Sprague River, Oregon 97639
Grantor's Name and Address

Marie Burns
P.O. Box 309
Sprague River, Oregon 97639
Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Marie Burns
P.O. Box 309
Sprague River, Oregon 97639
Until requested otherwise, send all tax statements to (Name, Address, Zip):

SAR

2006-024369

Klamath County, Oregon



00010581200600243690020028

SPACE RESER
FOR

12/08/2006 02:21:06 PM

Fee: \$26.00

RE

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that John A. Atchley - do convey my
undivided one-half interest as follows:
 hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Marie Burns or
Survivor,
 hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns,
 that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining,
 situated in Klamath County, State of Oregon, described as follows, to-wit:
A part of lot 13, located in Section 14, Township 36 S, Range
10 East of the Willamette Meridian and described as follows:
Beginning at a point which lies South along the Section line a
distance of 1,980 ft. from the iron pin that marks the North
West corner of Section 14, thence East a distance of 1,113 ft. thence
South a distance of 460 ft. Thence West a distance of 470 ft. thence
South a distance of 50 ft. thence West a distance of 70 ft. thence North
a distance of 50 ft. thence West a distance of 573 ft. thence North a
distance of 460 ft. to the point of beginning. Continued

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized
 in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

_____, and that
 grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all
 persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1.00. [Ⓢ] However, the
 actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate
 which) consideration. [Ⓢ] (The sentence between the symbols [Ⓢ], if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be
 made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on _____; if grantor
 is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so
 by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN
 THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGU-
 LATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
 ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPRO-
 PRIATE 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.

STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on 12-08-06by John Arthur Atchley

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Notary Public for Oregon

My commission expires

March 13, 2010

and excepting that part contained within the above parcel that is a 60 ft. wide right of way conveyed by deed to Klamath County and recorded in Volume 85, page 614, deed records of Klamath County ~~and recorded in Volume 85, page 614~~

And excepting that part contained within the above described parcel that is a 100 ft. x 110 ft. lot that is owned by Klamath County, described as follows: beginning at a point which lies South along the section line a distance of 1,980 ft. from the iron pin that marks the North West corner of section 14. Thence East a distance of 463 ft. thence South a distance of 100 ft. thence East a distance of 110 ft. thence North a distance of 100 ft. thence West a distance of 110 ft. to the point of beginning.

Note: This deed also conveys all structures located within the bounds of the above described deed to the grantee above named.