

2006-025187

Klamath County, Oregon

1st - 06-587



COVER SHEET

12/21/2006 03:36:39 PM

Fee: \$36.00

ORS: 205.234

This cover sheet has been prepared by the persons presenting the attached instrument for recording. Any errors in this cover sheet **DO NOT** affect the transaction(s) contained in the instrument itself.

After recording, return to:
First American Title
PO Box 477
Florence, OR 97601

Send Tax Statements to:
Same as on file

The date of the instrument attached is 7/05.

1) NAMES(S) OF THE INSTRUMENT(S) required by ORS 205.234(a)
Warranty Deed _____

2) PARTY(IES)/GRANTOR, required by ORS 205.125(1)(b) and ORS 205.160:

Ryser, Michael & Catherine _____

3) PARTY(IES)/GRANTEE, required by ORS 205.125(1)(b) and ORS 205.160

McKee, James _____

4) TRUE and ACTUAL CONSIDERATION (if any), ORS 93.030

\$ 0

5) FULL OR PARTIAL SATISFACTION ORDER or WARRANT FILED IN THE COUNTY CLERK'S LIEN RECORDS, ORS 205.121(1)(c)

6) RE-RECORDED to correct: Legal Description Error
Previously recorded as: M05-51616

36-F

State of Oregon, County of Klamath
 Recorded 07/06/05 3:50 p m
 Vol M05 Pg 51616-17
 Linda Smith, County Clerk
 Fee \$ 26.00 # of Pgs 2

Michael D. Ryser and Catherine C. Ryser

conveys and warrants to

James Scott McKee

, Grantor,

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

County

, Grantee,

See Exhibit 'A' Attached

This conveyance is subject to and excepts: easements, conditions and restrictions of record and 2005-06 taxes a lien not yet payable.

The true consideration for this conveyance is \$ no consideration

"THIS INSTRUMENT WILL 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."

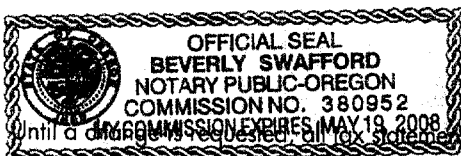
Dated: July 2006

Michael D. Ryser
 Michael D. Ryser

Catherine C. Ryser
 Catherine C. Ryser

STATE OF Oregon)
) ss.
 County of Klamath Falls)

This instrument was acknowledged before me on July 2005 by
Michael D. Ryser and Catherine C. Ryser



Beverly Swafford
 Notary Public for Oregon
 My commission expires: May 19, 2008

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

After recording return to: Western Pioneer Title Co., P.O. Box 10146, Eugene, Oregon 97440

26F

EXHIBIT A**LEGAL DESCRIPTION:**

A portion of the NW1/4 SE1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is 662 feet Westerly on the Northerly right of way line of the Dalles-California Highway, from the Southeast corner of the SW1/4 SE1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, and thence North 1241.46 feet, more or less, to the true point of beginning, which point is the Southeast corner of "a strip of land 139.3 feet wide", described in a deed from Allen Golden and Beulah Golden, to James William Parks, recorded in Klamath County deed records Volume 235 Page 4; thence South 85°28' West, along the Southerly line of said "strip of land 139.3 feet wide", a distance of 227 feet; thence South 192 feet; thence North 85°28' East 227 feet; thence North 192 feet, more or less to the true point of beginning.

TOGETHER WITH an easement for permanent and perpetual right of way over the North 20 feet of that property described in Contract of Sale in Volume M70 Page 5361, which easement shall be appurtenant to property of Melvin R. Griffith on the East and shall run with the land.

THIS LEGAL DESCRIPTION ATTACHED IN ERROR. SEE CORRECT LEGAL ON
THE ATTACHED CORRECTED EXHIBIT "A"

CORRECTED EXHIBIT "A"

Correction Description for deed from Michael D. Ryser and Catherine C. Ryser to James Scott McKee, originally recorded in Klamath County, Oregon on 07/06/05, Volume M05, Page 51616 / 51617.

A portion of the W1/2 SE1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point which is 662 feet Westerly of the Northerly right of way line of the Dalles-California Highway, from the Southeast corner of the SW1/4 SE1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, and thence North 1241.46 feet, more or less to the true point of beginning, which point is the Southeast corner of "... a strip of land 139.3 feet wide..." as described in deed from Allen Golden and Beulah Golden to James William Parks, recorded in Boob 235 Page 4, deed records of Klamath County, Oregon; thence South 85°28' West, along the Southerly line of said strip of land, a distance of 227.0 feet; thence South a distance of 398 feet, more or less, to the South bank of the Enterprise Irrigation District Ditch; thence Southeasterly along the South bank of said ditch to a point which is South a distance of 557.7 feet from the point of beginning; thence North an distance of 557.7 feet, more or less, to the point of beginning.

LESS AND EXCEPT a portion of the NW1/4 SE1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is 662 feet Westerly of the Northerly right of way line of the Dalles-California Highway, from the Southeast corner of the SW1/4 SE1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, and thence North 1241.46 feet, more or less to the true point of beginning, which point is the Southeast corner of "... a strip of land 139.3 feet wide..." as described in deed from Allen Golden and Beulah Golden to James William Parks, recorded in Boob 235 Page 4, deed records of Klamath County, Oregon; thence South 85°28' West, along the Southerly line of said strip of land, a distance of 227.0 feet; thence South a distance of 192 feet; thence North 85°28' East, 227 feet; thence North, 192 feet, more or less, to the true point of beginning.