

THIS SPACE RES

2006-025348

Klamath County, Oregon



00011703200600253480020022

12/26/2006 03:18:29 PM

Fee: \$26.00

MTCTW184KR

After recording return to:

James E. Henry

12559 RD 37 3/4

Madera, CA 93638

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

James E. Henry

12559 RD 37 3/4

Madera, CA 93638

Escrow No. MT76184-KR

Title No. 0076184

SWD

### STATUTORY WARRANTY DEED

**Marie M. Lyon**, Grantor(s) hereby convey and warrant to **James E. Henry and Lillian A. Henry, 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 **\$30,000.00**.

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 22<sup>nd</sup> day of December, 2006

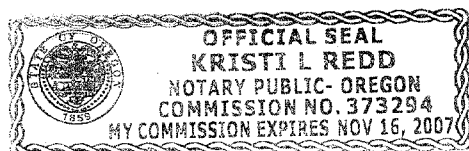
x Marie M. Lyon  
Marie M. Lyon

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Dec 22, 2006 by Marie M. Lyon.

Kristi L. Redd  
(Notary Public for Oregon)

My commission expires 11/16/2007



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**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A tract of land being a portion of Parcel 2 of LAND PARTITION 27-03, situated in the NE1/4 of Section 5, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Northwest corner of said Parcel 2; thence along the boundary of said Parcel 2, North  $86^{\circ} 00' 00''$  East 1127.70 feet, South  $68^{\circ} 10' 07''$  East 90.20 feet and South  $87^{\circ} 19' 34''$  East 71.17 feet; thence leaving the said boundary of Parcel 2, on the arc of a curve to the left (radius point bears South  $01^{\circ} 59' 12''$  East 1551.00 feet and central angle equals  $36^{\circ} 56' 28''$ ) 1000.00 feet; thence South  $51^{\circ} 04' 20''$  West 100.00 feet; thence on the arc of a curve to the left (radius point bears South  $47^{\circ} 29' 59''$  East 1000.00 feet and central angle equals  $22^{\circ} 41' 18''$ ) 395.98 feet; thence West 77.65 feet to a point on the West line of said Parcel 2; thence North 701.18 feet to the point of beginning, with bearings based on the plat of LAND PARTITION 27-03 on file at the office of the Klamath County Clerk.