

2006-025535

Klamath County, Oregon



00011919200600255350040048

12/29/2006 11:09:17 AM

Fee: \$36.00

After recording return to:
Michael Dennis Harrigan and Debra
Harrigan
PO Box 7775
Klamath Falls, OR 97601

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

Michael Dennis Harrigan and Debra
Harrigan
PO Box 7775
Klamath Falls, OR 97601

File No.: 7021-958658 (ALF)

Date: December 20, 2006

STATUTORY WARRANTY DEED

Aaron S Masters and Diane J Masters, Grantor, conveys and warrants to **Michael Dennis Harrigan and Debra Harrigan, husband and wife, as to an undivided 1/2 interest and Steven Lewis Ericson, as to an undivided 1/2 interest**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Attached Exhibit "A" for Legal Description

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$10,000.00**. (Here comply with requirements of ORS 93.030)

36-F


File No.: 7021-958658 (ALF)
Date: 12/20/2006

Dated this 22 day of December, 2006.


Diane J Masters

This instrument was acknowledged before me on this 22nd day of December, 2006
by **Aaron S Masters and Diane J Masters**.

Debbie K Bergener

 OFFICIAL SEAL
DEBBIE K. BERGENER
NOTARY PUBLIC-OREGON
COMMISSION NO. 374183
MY COMMISSION EXPIRES DEC. 17, 2007

State of OREGON

County of Klamath

This instrument was acknowledged before me on December 22, 2006
by Diane J. Masters.



Notary Public - State of Oregon



EXHIBIT "A"
LEGAL DESCRIPTION

A portion of the SW 1/4 SE 1/4 of Section 24, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point in the old existing fence generally accepted as the South line of Section 24, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, from which the monument marking the Southeast corner of Section 24, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, bears North 89° 16' 50" East - 1,899.6 feet distant; thence continuing along said generally accepted fence South 89° 16' 50" West - 674.9 feet; thence North 0° 12' 50" West - 150.0 feet; thence North 89° 16' 50" East - 674.9 feet; thence South 0° 12' 50" East - 150.0 feet to the point of beginning.

EXCEPTING THEREFROM that portion thereof, if any, conveyed to the United States of America by Deed dated April 25, 1908, recorded April 28, 1908 in Volume 24, page 131, Deed Records of Klamath County, Oregon

TOGETHER WITH an easement 60 feet wide for ingress and egress as created by instrument recorded February 14, 1967 in Volume M67, page 986, Microfilm Records of Klamath County, Oregon.

AND TOGETHER WITH an easement 60 feet wide for ingress and egress as created on the face of Major Land Partition No. 80-37, said Land Partition being situated in the SE1/4 of Section 24, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 3909-02400-01000-000

Key No: 582934