

2007-000204

Klamath County, Oregon



00012301200700002040030036

AFTER RECORDING RETURN TO:

01/04/2007 03:15:12 PM

Fee: \$31.00

SILVIA CAMPOS- CAMPOS

1617 Carlson Dr.
Klamath Falls, OR 97603

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

SAME AS ABOVE

WARRANTY DEED

A-64195 PS

THE GRANTORS, NORMAN DIETRICH and LINDA DIETRICH, Successor Co-Trustees of the WALTER S. DIETRICH DECEDENT'S TRUST, dated May 9, 2002, formerly known as the WALTER S. DIETRICH REVOCABLE LIVING TRUST, convey to SILVIA CAMPOS-CAMPOS, an unmarried woman, herein called grantee, all the real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit "A" attached hereto and made a part hereof.

and covenants that Grantors as Successor Co-Trustees of the **WALTER S. DIETRICH DECEDENT'S TRUST** are the owners 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 will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration of this transfer is \$220,000.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSONS TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS' RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLO 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

WARRANTY DEED - Page 1

31-A

30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER CHAPTER 1, OREGON LAWS 205 (BALLOT MEASURE 37 (2004)).

DATED this 2nd day of January, 2007.

WALTER S. DIETRICH DECEDENT'S TRUST

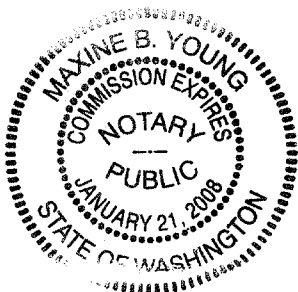
BY: Norm E Dietrich
NORMAN DIETRICH, Successor
Co-Trustee

BY: Linda Dietrich
LINDA DIETRICH, Successor
Co-Trustee

STATE OF WASHINGTON)
 : ss.
COUNTY OF CLARK)

I certify that I know or have satisfactory evidence that **NORMAN DIETRICH** and **LINDA DIETRICH** are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated they were authorized to execute the instrument, and acknowledged it as the Successor Co-Trustees of the **WALTER S. DIETRICH DECEDENT'S TRUST** to be their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 2nd day of January, 2007.



Marlene B. Young
NOTARY PUBLIC in and for the State of
 Washington; my commission expires:
1-21-2008

Exhibit A

Lot 59, MOYINA, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

TOGETHER WITH the non-exclusive perpetual easement in and to a certain well located and situate upon the following described real property, to-wit:

A parcel of land in the SW 1/4 of the SE 1/4 of Section 36, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point in the SW 1/4 of the SE 1/4 of said Section 36, which bears North 31° 33' East a distance of 1260.6 feet, more or less, from the South one-quarter corner of said Section 36; thence North 69° 50' East 108.0 feet; thence South 16° 06 1/2' East 72.0 feet; thence South 75° 36' West 106.0 feet; thence North 17° 47' West 61.23 feet, more or less, to the point of beginning, and in and to the works, reservoir and pump thereto, and in and to the mains connecting said well to the above described property, for the purpose of conducting water thereto for domestic purposes.

CODE 141 MAP 3809-036CD TL 03100 KEY #452744