



THIS SPACE RE

2007-000258

Klamath County, Oregon



01/05/2007 03:28:00 PM

Fee: \$26.00

MT77928MS

After recording return to:

Ryan D. McNiven

5418 Lockford Drive

Klamath Falls, OR 97603

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

Ryan D. McNiven

5418 Lockford Drive

Klamath Falls, OR 97603

Escrow No. MT77928-MS

Title No. 0077928

SWD

STATUTORY WARRANTY DEED

Kathleen J. Donovan, Grantor(s) hereby convey and warrant to **Ryan D. McNiven and Brittany R. McNiven, 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:

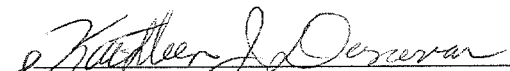
SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 **\$178,700.00**.

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 5th day of Jan, 2007


Kathleen J. Donovan

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 1/5, 2007 by Kathleen J. Donovan.




(Notary Public for Oregon)

My commission expires 12/20/10

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EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the N1/2 S1/2 NE1/4 SE1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of the E1/2SE1/4 (E 1/16 corner) of said Section 11, thence North 00° 26' 00" West (North 00° 16' West by Deed Volume M74-9088 as recorded in the Klamath County Deed Records) 1786.3 feet; thence South 89° 40' 10" East (South 89° 31' East by said Deed Volume M74-9088) 150.00 feet to the True Point of Beginning of this description; thence continuing South 89° 40' 10" East 85.00 feet; thence South 00° 19' 50" West 129.99 feet to the South line of said N1/2S1/2NE1/4SE1/4; thence North 89° 40' 10" West along said line, 83.27 feet; thence North 00° 26' 00" West (North 00° 16' West by said Deed Volume M74-9088) 130.00 feet to the True Point of Beginning.

TOGETHER WITH a 60 foot easement, for ingress and egress, described as follows:

Beginning at the True Point of Beginning of the above described parcel; thence South 89° 40' 10" East 85.00 feet, thence North 00° 19' 50" East 60.00 feet; thence North 89° 40' 10" West 205.80 feet to the Easterly right of way line of Homedale Road; thence South 00° 26' 00" East, along said right of way line, 60.00 feet; thence South 89° 40' 10" East 120 feet to the Point of Beginning, with bearings based on Survey No. 1538, as recorded in the office of the Klamath County Surveyor.