

THIS SPACE RES

2007-001344

Klamath County, Oregon



01/25/2007 03:21:04 PM

Fee: \$26.00

MT72297-TM

After recording return to:

JASON WINEBARGER

4636 Sjodin Lane

Klamath Falls, OR 97603

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

JASON WINEBARGER

4636 Sjodin Lane

Klamath Falls, OR 97603

Escrow No. MT72297-TM

Title No. 0072297

SWD

STATUTORY WARRANTY DEED

DONNA M. GERMAIN, DAVID E. BOLLINGER and GEORGIA J. BOLLINGER not as tenants in common, but with right of survivorship, Grantor(s) hereby convey and warrant to **JASON WINEBARGER**, 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 ATTACHED EXHIBIT "A"

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 **\$5,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT 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 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated this 29th day of December, 2005

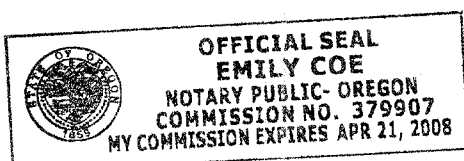
Donna M. Germain
DONNA M. GERMAIN

David E. Bollinger
DAVID E. BOLLINGER

Georgia J. Bollinger
GEORGIA J. BOLLINGER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on December 29, 2005 by DONNA M. GERMAIN, DAVID E. BOLLINGER and GEORGIA J. BOLLINGER.



Emily Coe
(Notary Public for Oregon)
My commission expires April 21, 2008

240⁰⁵

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the S1/2 SW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being the Easterly 23.00 feet of Parcel 1 of Land Partition 26-00, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeasterly corner of Parcel 1 of said Land Partition 26-00; thence North 66° 51' 00" West along the Southerly line of said Parcel 1, a distance of 23.00 feet to a point; thence Northeasterly and parallel to the Easterly boundary of said Parcel 1, North 23° 09' 00" East a distance of 161.28 feet to the Northerly line of said Parcel 1; thence Southeasterly along said Northerly line of Parcel 1, South 66° 51' 00" East a distance of 23.00 feet to the Northeasterly corner of said Parcel 1; thence Southwesterly along the Easterly line of said Parcel 1, South 23° 09' 00" West a distance of 161.28 feet to the Southeasterly corner of said Parcel 1 and the point of beginning.

Tax Account No: 3909-00200-00102-000

Key No: 879157