



THIS SPACE RES

2007-001949
Klamath County, Oregon



02/05/2007 11:41:49 AM

Fee: \$31.00

MT78210TM

After recording return to:

Michael J. Ongman

~~234 Grant Street~~ PO Box 522

Merrill, OR 97633

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

Michael J. Ongman

~~234 Grant Street~~ PO Box 522

Merrill, OR 97633

Escrow No. MT78210-TM

Title No. 0078210

SWD

STATUTORY WARRANTY DEED

Julia A. Plass, also known as Julia A. O'Neill, formerly known as Julia Ann O'Neill, and Bernice O. O'Neill, as Tenants in Common, as their interests may appear, Grantor(s) hereby convey and warrant to **Michael J. Ongman,** 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 **\$150,000.00.**

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 1st day of February, 2007.

Julia A. Plass
Julia A. Plass

Signed in counterpart
Bernice O. O'Neill

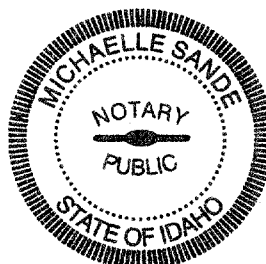
Signed in counterpart
By: Kenneth B. Jenkins, her attorney in fact

State of Idaho)
ss

County of)
Kootenai

On this 1st day of February, 2007 before me Julia A. Plass, a notary public in and for said State, personally appeared Julia A. Plass, known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

Michelle Dana
Notary Public
Residing at: Hayden
Commission Expires: 03/31/2009



31⁰⁰



After recording return to:

Michael J. Ongman234 Grant StreetMerrill, OR 97633

Until a change is requested all

tax statements shall be sent to

The following address:

Michael J. Ongman234 Grant StreetMerrill, OR 97633Escrow No. MT78210-TMTitle No. 0078210

SWD

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Dated this 30th day of January 2007

Signed in counterpart

Julia A. Plass

Bernice O. O'Neill
Bernice O. O'Neill

By Kenneth B. Jenkins her attorney in fact
By: Kenneth B. Jenkins, her attorney in fact

State of Oregon

County of Deschutes

On this 30th day of January 2007 before me Angie M. Eckley a notary public in and for said State, personally appeared Kenneth B. Jenkins as attorney in fact for Bernice O. O'Neill known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

Notary Public

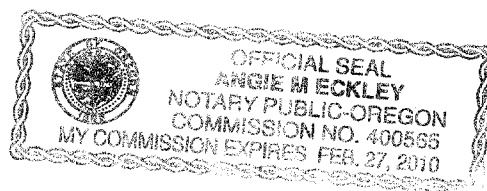
Residing at: OregonCommission Expires: 2.27.2010

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in Tracts 36 and 37 of MERRILL TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, in Section 2, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Beginning at an iron pin located West 1320 feet, North 0° 25' West 620 feet and West 367.5 feet from the Southeast corner of said Section 2; thence West a distance of 115.75 feet to an iron pin; thence South 0° 25' East a distance of 117.5 feet to an iron pin; thence East a distance of 115.75 feet to an iron pin; thence North 0° 25' West a distance of 117.5 feet, more or less, to the point of beginning.