



THIS SPACE RES

2007-001994  
Klamath County, Oregon



02/05/2007 03:31:02 PM

Fee: \$26.00

MTC 782335H

After recording return to:

Lewis R. Guay

2812 Aurora Drive

Klamath Falls, OR 97603

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

Lewis R. Guay

2812 Aurora Drive

Klamath Falls, OR 97603

Escrow No. MT78233-SH

Title No. 0078233

SWD

### STATUTORY WARRANTY DEED

**Lewis R. Guay and Judith F. Guay, Trustees of the Guay Family Trust dated May 23, 2006,**  
Grantor(s) hereby convey and warrant to **Lewis R. Guay and Judith F. Guay, 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 **\$0.00.**

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 31 day of January, 2007

Trustees of the Guay Family Trust dated May 23, 2006

By Lewis R. Guay  
Lewis R. Guay, Trustee

By Judith F. Guay  
Judith F. Guay, Trustee

STATE OF OREGON  
COUNTY OF KLAMATH

Personally appeared the above named Lewis R. Guay and Judith F. Guay, as Trustees of the Guay Family Trust dated May 23, 2006 and acknowledged the foregoing instrument to be their voluntary act.

WITNESS My hand and official seal.

(seal)

Lisa Weatherby  
Notary Public  
State of Oregon  
My Commission expires: 11/20/07



2400

EXHIBIT "A"  
LEGAL DESCRIPTION

A parcel of land being a portion of Parcel 2 of "Minor Land Partition 31-84" situated in the SE1/4 of the SE1/4 of Section 6, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Northerly corner common to Parcel 2 and Parcel 3 of said Minor Land Partition 31-84; thence South 05 °50' 19" West, 315.63 feet to a point on the South line of said Parcel 2; thence along said South line South 89 °39' 43" West, 190.01 feet, thence North 00 °04' 18" West, 111.20 feet to a point of curvature; thence along the arc of a 155.00 foot radius curve to the left through a central angle of 35 °55' 48", an arc distance of 97.20 feet (the long chord of which bears North 18°02' 12" West, 95.62 feet) to a point of tangency; thence North 36 °00' 00" West, 0.87 feet to a point on the West line of said Parcel 2 of said Minor Land Partition 31-84; thence along said West line North 00 °04' 18" West, 88.56 feet to the Northwest corner of said Parcel 2; thence along the North line of said Parcel 2 North 84 °37' 42" East, 253.59 feet to the point of beginning. Bearings are based upon Minor Land Partition 31-84 on file at the office of the Klamath County Surveyor.

EXCEPTING THEREFROM:

A 30 foot wide strip of land being a portion of Parcel 2 of "Minor Land Partition 31-84" situated in the SE1/4 of Section 6, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Southwest corner of said Parcel 2, thence North 89 °39'43" East, along the South line of said Parcel 2, 30.00 feet; thence North 00 °04' 18" West 111.20 feet; thence, on the arc of a curve to the left (Radius equals 155.00 feet and central angle equals 35 °55' 42") 97.20 feet; thence North 36 °00' 00" West 0.87 feet to a point on the West line of said Parcel 2; thence South 00 °04'18" East, along said West line, 203.00 feet to the point of beginning, containing 5,210 Sq./Ft., more or less, with bearings based on "Vale Dean Canyon - Tract 1198" on file at the office of the Klamath County Surveyor.