



After recording return to:
John K. Williams
64682 Cook Avenue #99
Bend, OR 95220

Until a change is requested all tax statements
shall be sent to the following address:
John K. Williams
64682 Cook Avenue #99
Bend, OR 95220

File No.: 7021-902717 (DMC)
Date: September 30, 2006

THIS SPACE

2007-002309
Klamath County, Oregon



02/09/2007 11:46:14 AM

Fee: \$31.00

STATUTORY WARRANTY DEED

Howard A. Wegat, Jr. Trustee of the Wegat Family Trust, Grantor, conveys and warrants to **John K. Williams**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

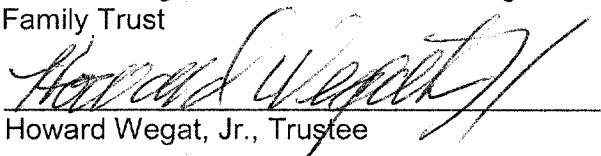
1. The **2006-2007** Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$230,000.00**. (Here comply with requirements of ORS 93.030)

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 6 day of FEB, 2007.

Howard Wegat, Jr., Trustee of the Wegat
Family Trust


Howard Wegat, Jr., Trustee

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 6 day of February, 2007
by Howard Wegat, Jr. as Trustee of The Wegat Family Trust, on behalf of the Trust.




Dori Crain
Notary Public for Oregon
My commission expires: November 7, 2009

APN: **R585593**

Statutory Warranty Deed
- continued

File No.: **7021-902717 (DMC)**
Date: **09/30/2006**

EXHIBIT A

LEGAL DESCRIPTION:

That portion of Lots 28 and 29, Midland Tracts, lying between the Easterly right of way line of the Southern Pacific Railroad and the Westerly right of way line of the State Highway, in the County of Klamath, State of Oregon.

Saving and Excepting from said premises a strip of land forty feet wide off the North line of Lot 29 and off the North line of that portion of Lot 28 of said Midland Tracts lying East of the California Northeastern right of way heretofore deeded to Klamath County for a public road.

Also savings exception that portion deeded to State of Oregon, by and through its Department of Transportation, Highway Division, in Volume M92 page 27548 and Volume M92 page 27899, Deed records of Klamath County, Oregon.