

MTC 78233-SH

THIS SPACE RESE

2007-002696

Klamath County, Oregon



00015276200700026960020028

02/15/2007 02:41:47 PM

Fee: \$26.00

After recording return to:

The Guay Family Trust

2812 Aurora Drive

Klamath Falls, OR 97603

Until a change is requested all

tax statements shall be sent to

The following address:

The Guay Family Trust

2812 Aurora Drive

Klamath Falls, OR 97603

SWD

STATUTORY WARRANTY DEED

Lewis R. Guay and Judith F. Guay, as tenants by the entirety, Grantor(s) hereby convey and warrant to Lewis R. Guay and Judith F. Guay, Trustees of The Guay Family Trust, Dated May 23, 2006, 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 \$1.00.

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 15 day of February 2007.

Lewis R. Guay

Judith F. Guay

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 4/20/15, 2007 by Lewis R. Guay and Judith F. Guay.

Tammy P. Foltz
(Notary Public for Oregon)

My commission expires Dec 1, 2009

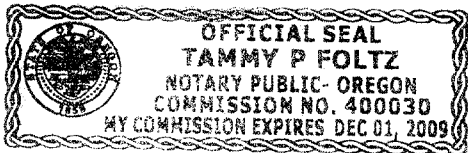


EXHIBIT "A"
LEGAL DESCRIPTION

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 $05^{\circ}50'19''$ West, 315.63 feet to a point on the South line of said Parcel 2; thence along said South line South $89^{\circ}39'43''$ West, 190.01 feet, thence North $00^{\circ}04'18''$ 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 $35^{\circ}55'48''$, an arc distance of 97.20 feet (the long chord of which bears North $18^{\circ}02'12''$ West, 95.62 feet) to a point of tangency; thence North $36^{\circ}00'00''$ 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 $00^{\circ}04'18''$ West, 88.56 feet to the Northwest corner of said Parcel 2; thence along the North line of said Parcel 2 North $84^{\circ}37'42''$ 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 $89^{\circ}39'43''$ East, along the South line of said Parcel 2, 30.00 feet; thence North $00^{\circ}04'18''$ West 111.20 feet; thence, on the arc of a curve to the left (Radius equals 155.00 feet and central angle equals $35^{\circ}55'42''$) 97.20 feet; thence North $36^{\circ}00'00''$ West 0.87 feet to a point on the West line of said Parcel 2; thence South $00^{\circ}04'18''$ 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.