



02/20/2007 10:05:22 AM

Fee: \$26.00

After Recording Return to:

Barry Rubenstein

P.O. Box 10567

Eugene, OR 97440

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

No change

WARRANTY DEED - STATUTORY FORM

John A. Wilson, Grantor, conveys and warrants to Teresa J. Wilson, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

Legal description on attached Exhibit A.

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, 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.

The true consideration for this conveyance is none.

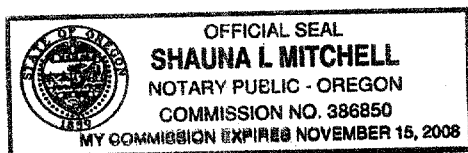
The liability and obligations of Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the amount, nature and terms of any right of indemnification available to Grantor under any title insurance policy, and Grantor shall have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantor under any such title insurance policy. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

Dated this 6th day of Feb, 2007.

John A. Wilson
John A. Wilson

STATE OF OREGON)
) ss.
County of Klamath)

This instrument was acknowledged before me on Feb 6th, 2007, by John A. Wilson.



Shauna L. Mitchell
Notary Public for Oregon

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN KLAMATH COUNTY, OREGON:
A PARCEL OF LAND SITUATED IN THE SE $\frac{1}{4}$ NW $\frac{1}{4}$ OF SECTION 12, TOWNSHIP 38 SOUTH,
RANGE 8 E.W.M., BEING PARCEL 3 OF MAJOR LAND PARTITION NO. 80-24, KERNS, AND BEING
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SE $\frac{1}{4}$ NW $\frac{1}{4}$ WHICH BEARS S. 89
DEGREES 47' 18" E. A DISTANCE OF 752.93 FEET FROM THE IRON PIN MARKING THE
SOUTHWEST CORNER OF SAID SE $\frac{1}{4}$ NW $\frac{1}{4}$, SAID POINT BEING ON THE CENTERLINE OF A 60
FOOT ROAD EASEMENT; THENCE FOLLOWING SAID CENTERLINE THE FOLLOWING
COURSES AND DISTANCES N. 60 DEGREES 13' 35" W. A DISTANCE OF 95.93 FEET; THENCE
ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING AN ANGLE OF 51 DEGREES 13' 45"
AND A LONG CHORD WHICH BEARS N. 34 DEGREES 36' 42" W. 283.08 FEET, A DISTANCE OF
292.74 FEET; THENCE N. 08 DEGREES 59' 50" W. A DISTANCE OF 86.02 FEET; THENCE N. 32
DEGREES 02' 20" W. A DISTANCE OF 203.59 FEET; THENCE LEAVING SAID CENTERLINE, S. 89
DEGREES 47' 18" E. A DISTANCE OF 223.62 FEET TO A $\frac{1}{4}$ " IRON PIN ON AN EXISTING FENCE
LINE; THENCE FOLLOWING SAID FENCE LINE, S. 33 DEGREES 29' 12" E., 70.55 FEET; S. 43
DEGREES 06' 47" E., 209.16 FEET; S. 29 DEGREES 10' 19" E. 244.94 FEET; S. 35 DEGREES 56' 40" E.,
139.32 FEET TO A $\frac{1}{4}$ " IRON PIN ON THE SOUTH LINE OF SAID SE $\frac{1}{4}$ NW $\frac{1}{4}$; THENCE ALONG
SAID SOUTH LINE, N. 89 DEGREES 47' 18" W. A DISTANCE OF 241.15 FEET, MORE OR LESS, TO
THE POINT OF BEGINNING; SAID PARCEL CONTAINING 3.51 ACRES, MORE OR LESS.