

2007-003880

Klamath County, Oregon



00016725200700038800020022

03/08/2007 03:00:25 PM

Fee: \$26.00

After Recording Return to:

STEPHEN NAPIER AND MARY ANNA NAPIER

P.O. Box 189

San Pedro, CA 90733

Until a change is requested all tax statements

Shall be sent to the following address:

STEPHEN NAPIER AND MARY ANNA NAPIER

P.O. Box 189

San Pedro, CA 90733

ATE: 64505 ms

WARRANTY DEED

(INDIVIDUAL)

MICHAEL W. THIBODEAUX and CAROL A. THIBODEAUX, tenants by the entirety, herein called grantor, convey(s) to STEPHEN NAPIER AND MARY ANNA NAPIER, TRUSTEES OF THE NAPIER FAMILY TRUST DATED JUNE 11 2003, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$70,000.00.

(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated

MICHAEL W. THIBODEAUX

CAROL A. THIBODEAUX

STATE OF ARIZONA, County of Mohave ss.

On 3/7, 2007 personally appeared the above named MICHAEL W. THIBODEAUX and CAROL A. THIBODEAUX and acknowledged the foregoing instrument to be their voluntary act and deed.

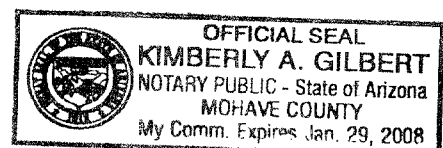
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00064505

Before me:
Notary Public for Arizona
My commission expires:

Official Seal



#26-A

Exhibit A

The North 545.0 feet of the West 885 feet of the NW 1/4 of the SW 1/4 of Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM the North 272.5 feet; AND EXCEPTING THEREFROM the Southerly 30 feet.

TOGETHER WITH an easement for ingress, egress and utilities over and across the South 30 feet of the North 545 feet of the NW 1/4 of the SW 1/4 of Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon. EXCEPTING THEREFROM the East 435 feet thereof.

AND ALSO TOGETHER WITH an easement for ingress and egress over a tract of land in the NW 1/4 of the SW 1/4 of Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of said NW 1/4 of the SW 1/4, said point being South a distance of 545 feet from the Northwest corner thereof; thence East parallel with the North line of said NW 1/4 of the SW 1/4 to a point on the East line of said NW 1/4 of the SW 1/4; thence South on said East line a distance of 30.0 feet; thence West parallel with the North line of said NW 1/4 of the SW 1/4, to a point on the West line of said Section 34; thence North on said West line a distance of 30.0 feet to the true point of beginning, as granted to Michael W. Thibodeaux and Carol A. Thibodeaux, husband and wife, by instrument recorded October 15, 2001 in Volume M-01 at Page 52269, Microfilm Records of Klamath County, Oregon.

CODE 138 MAP 3407-034CB TL 00300 KEY #198002