



THIS SPACE RE

2007-003950

Klamath County, Oregon



03/09/2007 03:28:13 PM

Fee: \$26.00

MT78427-KR

After recording return to:

John Peterson

1609 Martin Street

Klamath Falls, OR 97601

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

John Peterson

1609 Martin Street

Klamath Falls, OR 97601

Escrow No. MT78427-KR

Title No. 0078427

SWD

STATUTORY WARRANTY DEED

Diane Elaine Stevenson, trustee of the D.E. Myers 1999 Trust, Grantor(s) hereby convey and warrant to **John Peterson**, 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 **\$100,000.00**.

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 9 day of March, 2007

Diane Elaine Stevenson, trustee of the D.E. Myers 1999 Trust

BY: Diane Elaine Stevenson, Trustee
Diane Elaine Stevenson, Trustee

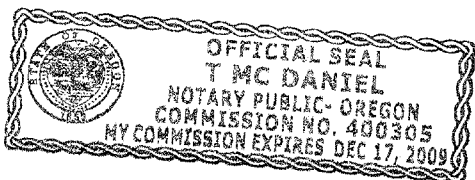
State of Oregon

County of KLAMATH

This instrument was acknowledged before me on March 9, 2007 by Diane Elaine Stevenson, trustee of the D.E. Myers 1999 Trust.

[Signature]
(Notary Public for Oregon)

My commission expires 12/17/09



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EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

Lot 9, Block 218, MILLS SECOND ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. SAVE AND EXCEPTING the West 76 feet thereof more particularly described as follows:

Beginning at the Northwesterly corner of said Lot 9 and running thence South 3 1/2 feet to the Southwesterly corner of said Lot on the Northerly line of South Sixth Street in said City of Klamath Falls; thence Southeasterly along the Southerly line of said Lot 9, 76 feet; thence Northeasterly 49.2 feet, more or less, to a point in the North line of said Lot 9, 76 feet East of the place of beginning; thence West to the place of beginning.

SAVE AND EXCEPTING the following:

Beginning at the intersection of the existing right of way of the Klamath Falls-Lakeview Highway and the East line of the West 76 feet of Lot 9, Block 218, Mills Second Addition to the City of Klamath Falls, Oregon, said intersection being 76.03 feet Southeasterly from the intersection of said right of way line and the East line of Martin Street; thence North 15° 35' East along said East line of said property a distance of 9.34 feet to a point opposite and 40 feet from Station 65/05.04; thence parallel to the relocated center line of said Highway North 55° 50' 30" West a distance of 66.63 feet to the North line of said Lot 9; thence South 89° 23' 30" West along said North line a distance of 10.25 feet to the Northwesterly corner of said Lot 9; thence South 0° 30' 30" East along the West line of said Lot 9 a distance of 3.50 feet to the said Northerly right of way line; thence South 55° 44' 45" East along said right of way line a distance of 76.03 feet to the point of beginning. TOGETHER WITH the right, privilege and easement to extend and maintain the slopes of cuts and/or fills for a distance of 10 feet measured at right angles to the highway centerline upon the adjoining and abutting property.

PARCEL 2

Lot 10 in Block 218, MILLS SECOND ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the East 35 feet.