

MTC 78428-SH

THIS SPACE RESER

2007-004066

Klamath County, Oregon



03/12/2007 11:36:30 AM

Fee: \$26.00

After recording return to:

Michael P. Stiles

5656 Balsam Drive

Klamath Falls, OR 97601

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

Michael P. Stiles

5656 Balsam Drive

Klamath Falls, OR 97601

Escrow No. MT78428-SH

Title No. 0078428

SWD

### STATUTORY WARRANTY DEED

Ned N. Poehlman and Christine A. Poehlman, Trustees of the Poehlman Family Living Trust dated March 9, 2005, Grantor(s) hereby convey and warrant to Michael P. Stiles and Joelle M. Stiles, as tenants by the entirety, 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:

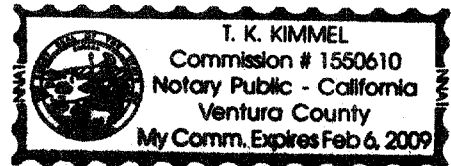
The true and actual consideration for this conveyance is \$40,000.00.

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.

Trustees of the Poehlman Family Living Trust dated March 9, 2005

BY: Ned N. Poehlman  
Ned N. Poehlman, Trustee  
BY: Christine A. Poehlman  
Christine A. Poehlman, Trustee



STATE OF CALIFORNIA

COUNTY OF Ventura ss.

On March 9, 2007 before me, T. K. Kimmel, Notary Public personally appeared Ned N. Poehlman and Christine A. Poehlman, Trustees of the Poehlman Family Living Trust dated March 9, 2005 personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that They executed the same in their authorized capacity(ies), and that by their signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature [Signature]

26.00

EXHIBIT "A"  
LEGAL DESCRIPTION

A tract of land situated in the E1/2 of Section 19, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of said Section 19; thence South 00° 14' 22" West 1109.83 feet; thence South 13° 07' 17" West 87.28 feet; thence South 11° 36' 09" West 207.42 feet; thence South 07° 34' 59" West 346.39 feet; thence South 06° 34' 14" East 706.08 feet; thence South 14° 09' 29" West 240.37 feet; thence South 23° 11' 27" West 396.70 feet to a 5/8 inch iron pin on the West bank of Lost River and on the true point of beginning of this description; thence South 35° 52' 30" West along said West bank 287.29 feet to a 5/8 inch iron pin; thence North 73° 35' 17" West along said West bank 394.47 feet to a 5/8 inch iron pin; thence South 61° 13' 16" West along said West bank 628.91 feet to a 5/8 inch iron pin on the West line of the NE1/4 SE1/4 of said Section 19; thence North 00° 14' 14" East along said West line 84.13 feet to a P.K. nail on the Southeasterly right of way line of the County Road; thence North 54° 41' 11" East along said line 179.99 feet to a P.K. nail; thence along said line on the arc of a curve to the left (central angle = 33° 30' 59" and radius = 530 feet) 310.03 feet to a 5/8 inch iron pin; thence North 21° 10' 12" East along said line 135.34 feet to a 5/8 inch iron pin; thence South 79° 34' 44" East 726.01 feet to the true point of beginning of this description.

ALSO a tract of land situated in the NE1/4 SE1/4 of Section 19, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, said tract lying Southerly of Parcel 7 as shown on record of Survey No. 1570, as recorded in the office of the Klamath County Surveyor, said tract being more particularly described as follows:

Beginning at the Northeast corner of said Section 19; thence South 00° 14' 22" West 1109.83 feet; thence South 13° 07' 17" West 87.28 feet; thence South 11° 36' 09" West 207.42 feet; thence South 07° 34' 59" West 346.39 feet; thence South 06° 34' 14" East 706.08 feet; thence South 14° 09' 29" West 240.37 feet; thence South 23° 11' 27" West 396.70 feet to a 5/8 inch iron pin on the West bank of Lost River; thence South 35° 52' 30" West, along said West bank, 287.29 feet to 5/8 inch iron pin marking the TRUE POINT OF BEGINNING of this description; thence, along the apparent natural bank of said Lost River, South 32° 44' 28" West 59.78 feet, South 53° 46' 22" West 96.99 feet, South 76° 07' 34" West 79.57 feet, North 78° 34' 53" West 107.49 feet, North 71° 01' 40" West 120.39 feet, North 76° 42' 24" West 121.95 feet, and North 45° 02' 52" West 62.78 feet to the Southerly line of said Parcel 7; thence, along said Southerly line, North 61° 13' 16" East 218.76 feet, and South 73° 35' 17" East 394.47 feet to the TRUE POINT OF BEGINNING, with bearings based on said record of Survey No. 1570.