



THIS SPACE RES

2007-004088

Klamath County, Oregon



03/12/2007 02:34:54 PM

Fee: \$26.00

MT78290-KR

After recording return to:

Denis P. Hickey Jr.

PO Box 812

Merrill, OR 97633

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

Denis P. Hickey Jr.

PO Box 812

Merrill, OR 97633

Escrow No. MT78290-KR

Title No. 0078290

SWD

### STATUTORY WARRANTY DEED

Gerald Herman and Nelda Herman, as tenants by the entirety, Grantor(s) hereby convey and warrant to Denis P. Hickey Jr. and Lani R. Hickey, 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 **\$355,000.00**.

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 7<sup>th</sup> day of March, 07.

Gerald Herman  
Gerald Herman

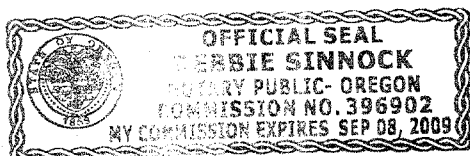
Nelda Herman  
Nelda Herman

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 3-7-, 2007 by Gerald Herman and Nelda Herman.

Debbie Sinnock  
(Notary Public for Oregon)

My commission expires 9-8-09



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**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

PARCEL 1

Beginning at the SW corner of NE1/4 SE1/4 of Section 31, Township 40 South, Range 12 East of the Willamette Meridian; thence East 280 feet; thence 20° North of East a distance of 330 feet to the West side of Poe Valley Market Road; thence Northerly along the West side of said Poe Valley Market Road to the West line of said NE1/4 SE1/4, Section 31, Township 40 South, Range 12 East, Willamette Meridian; thence Southerly along the West line of said NE1/4 SE1/4 in said Section, Township and Range to the point of beginning.

PARCEL 2

The SE1/4 NW1/4, NE1/4 SW1/4, and those portions of the NE1/4 NW1/4, SW1/4 NE1/4 and NW1/4 SE1/4 lying Southwesterly of the County Road. All in Section 31, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.