



THIS SPACE RESEI

2007-004156  
Klamath County, Oregon



03/13/2007 11:37:49 AM

Fee: \$26.00

After recording return to:

Teresa-Maria Pizano

P.O. Box 584

Keno, OR 97627

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

Teresa-Maria Pizano

P.O. Box 584

Keno, OR 97627

Escrow No. MT78410-DS

Title No. 0078410

SWD

### STATUTORY WARRANTY DEED

**Lynn F. Cunningham**, Grantor(s) hereby convey and warrant to **Teresa-Maria Pizano**, 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:

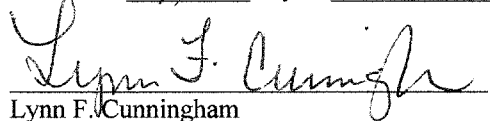
**SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

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 **\$140,000.00**.

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 9th day of MAR., 2007.

  
Lynn F. Cunningham

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 3-9, 2007 by Lynn F. Cunningham.

  
(Notary Public for Oregon)



My commission expires 9-8-09

26.00

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

The following described property in Klamath County, Oregon:

The Southerly 160 feet of the following described parcels of real property (the North boundary thereof to be parallel with Henley Road):

PARCEL 1

Beginning on the North line of County Road at a point which is South 1260 feet and South 89° 30' West 593.6 feet from the Northeast corner of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence North 500 feet; thence South 89° 30' West 131.2 feet to the United States Canal A-7; thence Southeasterly along said canal right of way to the aforesaid County Road; thence North 89° 30' East 43.1 feet along said County Road to the point of beginning, being in the NE1/4 of said Section 25.

PARCEL 2

Beginning at a point on the Northerly right of way line of the County Road which lies South 89° 33' West a distance of 647 feet and North 9° 47' West a distance of 30.4 feet from the iron pin which marks the Southeast corner of the NE1/4 of the NE1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence, continuing North 9° 47' West along the Easterly right of way line of the U.S.R.S. Lateral, a distance of 506.6 feet to an iron pin; thence North 89° 33' East a distance of 14.7 feet to an iron pin; thence in a Southeasterly direction a distance of 506.6 feet to a point on the Northerly right of way line of the County Road; thence South 89° 33' West along the Northerly right of way line of the County Road a distance of 15.5 feet, more or less to the point of beginning, in the NE1/4 of the NE1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, known as Tract K.