

2007-006209

Klamath County, Oregon



After recording return to:
Wegat Family Trust
P. O. Box 261
Acampo, CA 95220

Until a change is requested all tax statements
shall be sent to the following address:
Wegat Family Trust
P. O. Box 261
Acampo, CA 95220

File No.: 7021-1010219 (DMC)
Date: March 23, 2007

THIS SPACE



04/03/2007 03:26:59 PM

Fee: \$31.00

STATUTORY WARRANTY DEED

A & P Construction, Grantor, conveys and warrants to **Howard A. Wegat, Jr., Trustee of the Wegat Family Trust**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.


The true consideration for this conveyance is **\$158,000.00**. (Here comply with requirements of ORS 93.030)

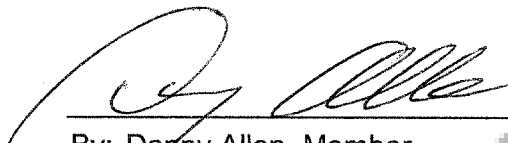
31-F

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, 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 2 day of April, 2007.

A & P Construction


By: Kevin Pang, Member/Registered Agent


By: Danny Allen, Member

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 2 day of April, 2007 by Kevin Pang and Danny Allen as Member/Registered Agent of A & P Construction, on behalf of the LLC.


Dori Crain
Notary Public for Oregon
My commission expires: November 7, 2009

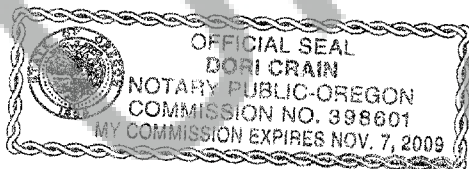


EXHIBIT A

LEGAL DESCRIPTION:

PARCEL 1:

A PORTION OF THE SE 1/4 NW 1/4 OF SECTION 5, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 1,564 FEET EAST OF THE SOUTHWEST CORNER OF THE NW 1/4 NW 1/4 OF SECTION 5, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN; THENCE SOUTH 380 FEET; THENCE EAST 150 FEET TO THE TRUE PLACE OF BEGINNING; THENCE EAST 50 FEET; THENCE NORTH 150 FEET; THENCE WEST 50 FEET; THENCE SOUTH 150 FEET TO SAID TRUE PLACE OF BEGINNING.

LESS AND EXCEPT FROM A POINT 1,564 FEET EAST OF THE SOUTHWEST CORNER OF THE NW 1/4 NW 1/4 OF SECTION 5, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN; THENCE SOUTH 380 FEET; THENCE EAST 150 FEET TO THE POINT OF BEGINNING; THENCE EAST 5 FEET; THENCE NORTH 150 FEET; THENCE WEST 5 FEET; THENCE SOUTH 150 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A PORTION OF THE SE 1/4 NW 1/4 OF SECTION 5, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, RECORDED IN VOLUME 315 AT PAGE 333, DEED RECORDS OF KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 1,564 FEET EAST OF THE SOUTHWEST CORNER OF NW 1/4 NW 1/4 OF SECTION 5, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN; THENCE SOUTH 380 FEET; THENCE EAST 200 FEET TO THE SOUTHEAST CORNER OF A TRACT HERETOFORE CONVEYED TO ROBERT G. LINDLEY BY DEED RECORDED IN BOOK 67 AT PAGE 341, DEED RECORDS OF KLAMATH COUNTY, OREGON, WHICH POINT IS ALSO THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE NORTH ALONG THE EAST LINE OF SAID LINDLEY TRACT A DISTANCE OF 100 FEET; THENCE EAST 5 FEET; THENCE SOUTH AND PARALLEL TO THE EAST LINE OF SAID LINDLEY TRACT A DISTANCE OF 100 FEET; THENCE WEST 5 FEET TO THE TRUE POINT OF BEGINNING.