



After recording return to:
Robert Jackson
242 W. Oregon Avenue
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Robert Jackson
242 W. Oregon Avenue
Klamath Falls, OR 97601

File No.: 7021-990386 (DMC)
Date: March 28, 2007

2007-006464
Klamath County, Oregon



04/06/2007 03:28:11 PM

Fee: \$31.00

STATUTORY WARRANTY DEED

James Stroh, an estate in fee simple, Grantor, conveys and warrants to **Robert Jackson**, 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 **\$155,000.00**. (Here comply with requirements of ORS 93.030)

31-T-

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 29 day of March, 2007.

X James D. Stroh
James Stroh

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 29 day of March, 2007
by **James Stroh**.

C. GERMOLUS
Notary Public for Oregon
My commission expires: 9/15/09

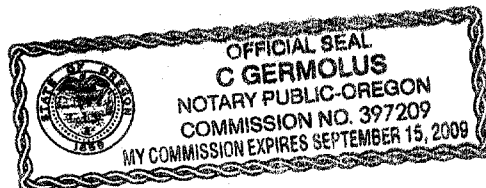


EXHIBIT A**LEGAL DESCRIPTION:****PARCEL 1:**

A PARCEL OF LAND SITUATED IN LOTS 6 AND 7, BLOCK 48, "BUENA VISTA" MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON PIN ON THE EASTERLY LINE OF SAID LOT 6 FROM WHICH THE MOST SOUTHERLY CORNER OF LOT 6 BEARS SOUTH 47° 59' 30" WEST 59.28 FEET; THENCE, FROM SAID POINT OF BEGINNING NORTH 47° 59' 30" EAST ALONG THE EASTERLY LINE OF SAID LOT 6 128.00 FEET TO A 3/4 INCH IRON PIPE MARKING THE NORTHEAST CORNER OF SAID LOT 6; THENCE, ALONG THE ARC OF A 186.48 FEET RADIUS CURVE TO THE LEFT AND THE NORTHERLY LINE OF SAID LOT 6 (-20° 00' 00" LONG CHORD BEARS NORTH 52° 00' 30" WEST 64.76 FEET) 65.09 FEET TO A 1/2 INCH IRON PIN; THENCE SOUTH 31° 28' 52" WEST 128.47 FEET TO A 1/2 INCH IRON PIN; THENCE SOUTH 55° 14' 49" EAST 28.02 FEET TO THE POINT OF BEGINNING. BEARINGS AND DISTANCES ARE BASED ON RECORD SURVEY 2755 FILED SEPTEMBER 15, 1978 IN THE OFFICE OF THE COUNTY RECORDER, KLAMATH COUNTY, STATE OF OREGON, AND THAT PORTION OF WEST OREGON AVENUE THAT INURED THERETO BY VACATED ORDINANCE NO. 6393 RECORDED JUNE 11, 1982 IN VOLUME M82, PAGE 7457, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON.

PARCEL 2:

A PARCEL OF LAND SITUATED IN LOTS 6 AND 7, BLOCK 48, "BUENA VISTA", MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON PIN FROM WHICH THE MOST SOUTHERLY CORNER OF SAID LOT 6 BEARS THE FOLLOWING TWO BEARINGS AND DISTANCES, SOUTH 55° 14' 49" EAST 28.02 FEET, SOUTH 47° 59' 30" WEST 59.28 FEET; THENCE, FROM SAID POINT OF BEGINNING NORTH 31° 28' 52" EAST 128.47 FEET TO A 1/2 INCH IRON PIN ON THE NORTHERLY LINE OF SAID LOT 6; THENCE, ALONG THE ARC OF A 186.48 RADIUS CURVE TO THE LEFT AND THE NORTHERLY LINE OF SAID LOTS 6 AND 7 (=20° 00' 00" LONG CHORD BEARS NORTH 72° 00' 30" WEST 64.76 FEET) 65.09 FEET TO A 1/2 INCH IRON PIN; THENCE SOUTH 16° 37' 15" WEST 115.31 FEET TO A 1/2 INCH IRON PIN; THENCE SOUTH 55° 14' 49" EAST 33.46 FEET TO THE POINT OF BEGINNING. BEARING AND DISTANCES ARE BASED ON RECORD SURVEY 2755 FILED SEPTEMBER 15, 1978 IN THE OFFICE OF THE COUNTY RECORDER, KLAMATH COUNTY, STATE OF OREGON, AND THAT PORTION OF WEST OREGON AVENUE THAT INURED THERETO BY VACATED ORDINANCES NO. 6393 RECORDED JUNE 11, 1982 IN VOLUME M82, PAGE 7457, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON.