

NTC 78979-DS

THIS SPACE RESERVED FOR RECORDER'S USE



2007-007689

Klamath County, Oregon



00021179200700076890020024

04/30/2007 11:37:36 AM

Fee: \$26.00

After recording return to:

SUSAN T. STEWART

2503 California Ave.

Klamath Falls, OR 97601

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

SUSAN T. STEWART

2503 California Ave.

Klamath Falls, OR 97601

Escrow No. MT78979-DS

Title No. 0078979

SWD

STATUTORY WARRANTY DEED

DANIEL T. GOLDEN and CAROL A. BASSETT, as tenants by the entirety,
Grantor(s) hereby convey and warrant to **SUSAN T. STEWART**, 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:

The following described real property situated in the North 1/2 of Section 20, Township 39 South, Range 11 1/2 East of the
Willamette Meridian, Klamath County, Oregon, also being described as Lot 8 of Parcel No.1 of Survey 1447 and more
particularly described as follows:

Beginning at the Northeast corner of said Section 20; thence South 00° 41' 55" East along the East line of said Section 20 a
distance of 1840.14 feet; thence West 1413.96 feet; thence North 60° 21' 40" West 623.63 feet to the True Point of Beginning;
thence continuing North 60° 21' 40" West 303.35 feet; thence South 29° 38' 20" West 750 feet to the country road right of way;
thence South 60° 21' 40" East 215.69 feet to the beginning of a curve to the right with a radius of 1309.32 feet and a central angle
of 3° 50' 19" for a distance of 87.72 feet; thence North 29° 38' 20" East a distance of 752.93 feet to the true point of beginning.

TOGETHER WITH a perpetual non-exclusive easement to be appurtenant to and for the benefit of the above described premises
to provide access to and from the County Road and for utilities over and across a strip of land 60 feet wide, the South line of
which is bounded by the North line of the United States E. Canal, saving and reserving a like perpetual non-exclusive easement in
said 60 foot strip of land to be appurtenant and for the benefit of each and all of the other parcels shown in said Survey 1447.

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 **\$280,000.00**.

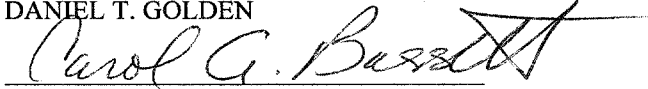
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD
INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW
USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS
AND REGULATIONS. BEFORE SIGNING 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.

26.00

Dated this 27th day of APRIL, 2007.



DANIEL T. GOLDEN



CAROL A. BASSETT

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on April 27th, 2007 by DANIEL T. GOLDEN and CAROL A. BASSETT.



(Notary Public for Oregon)

My commission expires Feb. 9, 2010

