

2007-007697
Klamath County, Oregon



00021187200700076970020027

04/30/2007 11:46:55 AM

Fee: \$26.00

After Recording Return to:

LARRY DYNGE

8011 Pacific Lane
Klamath Falls, OR 97603

Until a change is requested all tax statements

Shall be sent to the following address:

SAME AS ABOVE

ATE: 64628 PS

WARRANTY DEED
(INDIVIDUAL)

MODESTO VALENCIA, herein called grantor, convey(s) to LARRY DYNGE, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$89,000.00.
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated April 6, 2007.

Modesto Valencia
MODESTO VALENCIA

STATE OF OREGON, County of Klamath) ss.

On April 13, 2007 personally appeared the above named MODESTO VALENCIA and acknowledged the foregoing instrument to be his voluntary act and deed.

This document is filed at the request of:

 **Aspen**
TITLE & ESCROW, INC.

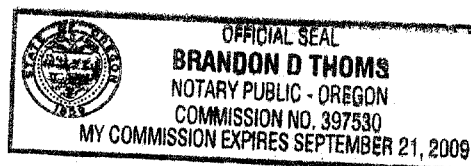
525 Main Street
Klamath Falls, OR 97601
Order No.: 00064628

Before me:

Notary Public for Oregon

My commission expires: 09/21/2009

Official Seal



\$26-A

Exhibit A

A portion of the NW 1/4 NE 1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which lies North 89° 30' East 215.9 feet and South 0° 27' East 710.3 feet from the North quarter corner of said Section and running thence South 0° 27' East 192 feet to the North line of the Great Northern Railway right of way; thence Southeasterly along said right of way a distance of 117.0 feet; thence North 89° 30' East a distance of 281.2 feet; thence North 0° 27' West 276.3 feet; thence South 89° 30' West a distance of 370 feet, more or less, to the point of beginning.

CODE 198 MAP 3909-025A0 TL 02700 KEY# 584148