

THIS SPACE RESERVED



MT79034-KR

After recording return to:

Drew R. Hill

18770 Hill Road

Klamath Falls, OR 97603

2007-007823

Klamath County, Oregon



00021330200700078230020025

05/01/2007 11:46:31 AM

Fee: \$26.00

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

Drew R. Hill

18770 Hill Road

Klamath Falls, OR 97603

Escrow No. MT79034-KR

Title No. 0079034

SWD

STATUTORY WARRANTY DEED

Linda L. Purdy, Trustee of Trust Fund B, of the Frank and Linda Purdy Family Trust, UDA December 13, 2002, and her successors in trust, as to an undivided 31% interest and Frank W. Purdy, Jr., and Linda L. Purdy, Trustees of Trust Fund A, of the Frank and Linda Purdy Family Trust, UDA December 13, 2002 and their successors in trust, as to an undivided 69% interest, Grantor(s) hereby convey and warrant to **Drew R. Hill and Rochelle Northrop-Hill, as tenants by the entirety**, 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:

LEGAL DESCRIPTION

Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Section 24: The SW1/4 SE1/4 and S1/2 SW1/4 excepting therefrom the West 20 rods thereof.

Section 25: The NW1/4, W1/2 NE1/4; N1/2 SW1/4; NW1/4 SE1/4

SUBJECT TO a perpetual non-exclusive easement to allow farm related travel between the Southeast 1/4 of Section 26, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, and the Northeast 1/4 of Section 26, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, Southeast 1/4 of Section 23, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, and a portion of the Southwest 1/4 of Section 24, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon. Said easement is more particularly described as a 30 foot easement over and across the existing road situated within the West 500 feet of the Northwest 1/4 of Section 25, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon. The center of said easement is the centerline of said existing road.

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 **\$595,000.00**.

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.

24-

Dated this 30th day of April, 2007

Linda L. Purdy, Trustee of Trust Fund B, of the Frank and Linda Purdy Family Trust, UDA December 13, 2002, and her successors in trust ,

BY: Linda L. Purdy, Trustee
Linda L. Purdy, Trustee

Frank W. Purdy, Jr. and Linda L. Purdy, Trustees of Trust Fund A, of the Frank and Linda Purdy Family Trust, UDA December 13, 2002 and their successors in trust

BY: Frank W. Purdy, Jr., Trustee
Frank W. Purdy, Jr., Trustee

BY: Linda L. Purdy, Trustee
Linda L. Purdy, Trustee

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on April 30, 2007 by Linda L. Purdy, Trustee of Trust Fund B, of the Frank and Linda Purdy Family Trust, UDA December 13, 2002 and Frank W. Purdy, Jr. and Linda L. Purdy, Trustees of Trust Fund A, of the Frank and Linda Purdy Family Trust, UDA December 13, 2002.



Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2007