



After recording return to:
Elisa Fetzer
PO Box 338
Redwood Valley, CA 95470

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

Elisa Fetzer
PO Box 338
Redwood Valley, CA 95470

File No.: 7021-1015264 (ALF)
Date: April 03, 2007

2007-008085

Klamath County, Oregon



00021636200700080850030038

05/04/2007 11:04:52 AM

Fee: \$31.00

STATUTORY WARRANTY DEED

Ryan R. Gallagher and Samantha E. Gallagher, as tenants by the entirety, Grantor, conveys and warrants to **Elisa Fetzer**, 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.

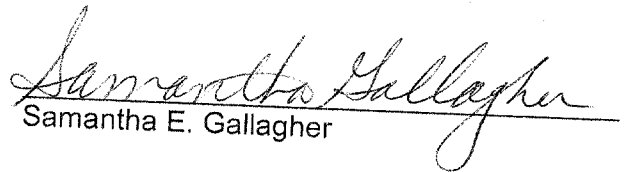
The true consideration for this conveyance is **\$115,000.00**. (Here comply with requirements of ORS 93.030)

F-31

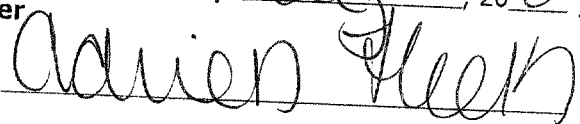
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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 May, 2007.

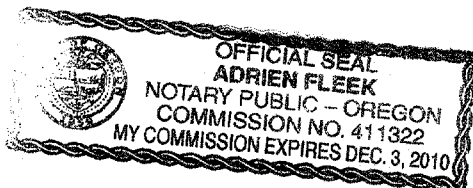

Ryan R. Gallagher


Samantha E. Gallagher

STATE OF Oregon)
County of Klamath) ss.
)

This instrument was acknowledged before me on this 2 day of May, 2007
by **Ryan R. Gallagher and Samantha E. Gallagher**


Notary Public for Oregon
My commission expires: 12-3-10



APN: R863710

Statutory Warranty Deed
- continued

File No.: 7021-1015264 (ALF)
Date: 04/03/2007

EXHIBIT A

LEGAL DESCRIPTION:

A TRACT OF LAND SITUATE IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 40 SOUTH RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON PIN ON THE EAST LINE OF SAID SECTION 28, SAID IRON PIN SITUATED SOUTH 00° 06' 04" WEST 1353.71 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 28; THENCE SOUTH 00° 06' 04" WEST, ALONG SAID SECTION LINE, 628.31 FEET; THENCE NORTH 87° 13' 09" WEST 1390.00 FEET; THENCE NORTH 00° 06' 04" EAST 628.31 FEET; THENCE SOUTH 87° 13' 09" EAST, 1390.00 FEET TO THE POINT OF BEGINNING, WITH BEARINGS BASED ON SURVEY NO. 3637, AS RECORDED IN THE OFFICE OF THE KLAMATH COUNTY SURVEYOR.