

2007-010225

Klamath County, Oregon



00024136200700102250030035

06/06/2007 03:36:38 PM

Fee: \$31.00



After recording return to:  
Roy M Agard and Bradford J. Aspell  
122 South Fifth Street  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
Roy M Agard and Bradford J. Aspell  
122 South Fifth Street  
Klamath Falls, OR 97601

File No.: 7021-1036945 (ALF)  
Date: May 22, 2007

THIS SPA

### STATUTORY WARRANTY DEED

**Roy M. Agard Also Known as Timothy Duane Agard**, Grantor, conveys and warrants to **Roy M Agard and Bradford J. Aspell, each as tenants in common as to an undivided half interest**, 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.
2. A Judgment for the amount herein stated and any other amounts due.  
Case No.: 94-01550 CV and 94-01526 CV  
Filed: January 20, 1999  
Amount: \$2,363.48, plus interest, costs, if any  
Creditor: Theodore Scott and Bernard Paullin  
Debtor: Timothy A Agard, aka Roy M Agard, dba Husky Logging and Husky Log Homes

The true consideration for this conveyance is **\$15,000.00**. (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 5 day of June, 20 07

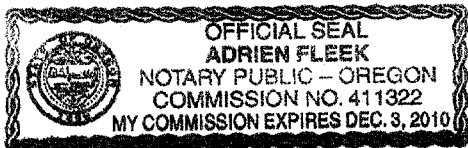
Roy M Agard  
Roy M Agard

STATE OF Oregon )  
County of Klamath )ss.  
)

This instrument was acknowledged before me on this 5 day of June, 2007  
by **Roy M. Agard**.

Adrien Fleeck

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



**EXHIBIT A**

**LEGAL DESCRIPTION:**

PART OF THE WEST HALF OF SOUTHEAST QUARTER OF NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 39 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32, FROM WHICH THE QUARTER CORNER COMMON TO SECTIONS 32 AND 33 BEARS NORTH 89° 34' EAST 882 FEET DISTANT; THENCE RUNNING SOUTH 89° 34' WEST A DISTANCE OF 120 FEET TO A POINT; THENCE NORTH 0° 06' EAST 1008.65 FEET TO A POINT ON THE SOUTHERLY LINE OF THE ASHLAND-KLAMATH FALLS HIGHWAY; THENCE ALONG SAID SOUTHERLY LINE OF THE ASHLAND-KLAMATH FALLS HIGHWAY NORTH 72° 21' EAST TO A POINT THEREON WHICH IS ON A LINE EXTENDING NORTH 0° 06' EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 0° 06' WEST TO THE POINT OF BEGINNING.