

2007-010560

Klamath County, Oregon



06/12/2007 10:48:05 AM

Fee: \$26.00

After Recording Return to:

ROLAND J. SIMINGTON and
TERESA C. SIMINGTON

13589 Crystal Springs Rd.
Klamath Falls, Or 97603

Until a change is requested all tax statements
Shall be sent to the following address:
SAME AS ABOVE

WARRANTY DEED
(INDIVIDUAL)

ATE: 64825 MS

JEFFERY GUNARI and RENE GUNARI, husband and wife, herein called grantor, convey(s) to ROLAND J. SIMINGTON and TERESA C. SIMINGTON, husband and wife, 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 \$475,000.00.
(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 June 5, 2007.

JEFFERY GUNARI

RENE GUNARI

STATE OF OREGON, County of Klamath) ss.

On June 11, 2007 personally appeared the above named JEFFERY GUNARI and RENE GUNARI and acknowledged the foregoing instrument to be their voluntary act and deed.

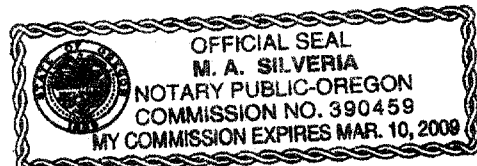
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00064825

Before me:
Notary Public for Oregon
My commission expires: 3/10/09

Official Seal



#26-A

Exhibit A

A parcel of land situated in Government Lot 9 in the NE1/4 NE1/4 of Section 22, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Northeast corner of said Section 22; thence South along the East boundary of said Section, 802.7 feet, more or less, to the Northeasterly corner of Deed Volume 332 page 562, recorded September 27, 1961; thence North 89° 39' West 1163.3 feet to the Easterly right of way line of County Road; thence Northeasterly along said right of way line to the North section line of said Section 22; thence East along said section line to the point of beginning.

SAVING AND EXCEPTING THEREFROM the following:

Beginning at the Northeast corner of said Section 22; thence South along the last boundary of said section 300 feet; thence North 89° 39' West approximately 840 feet to the Easterly right of way line of County Road; thence Northeasterly along said right of way line to the North section line of said Section 22; thence East along said section line to the point of beginning.

CODE 052 & 162 MAP 3910-02200 TL 00200 KEY # 8315

CODE 162 & 052 MAP 3910-02200 TL 00200 KEY # 600585

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