



After recording return to:
Lawyers Title Insurance Corporation
502 West Main Street, Suite 103
Medford, OR 97501

2007-010677
Klamath County, Oregon



06/13/2007 11:10:51 AM

Fee: \$26.00

Until a change is requested, all tax statements shall be sent
to the following address:
Anne Warren and Peter Warren

9075 Highway 66
Klamath Falls, OR 97601

ATE: 64693

STATUTORY WARRANTY DEED

Paul A. Zutter, Grantor, conveys and warrants to Anne Warren and Peter Warren, as tenants by the entirety, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

See Exhibit "A" attached and incorporated herein by reference.

This property is free of encumbrances, EXCEPT:
SEE EXHIBIT "A" WITH EXCEPTIONS

The true consideration for this conveyance is \$140,748.89

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 WILL 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.

Dated 1 day of May, 2007

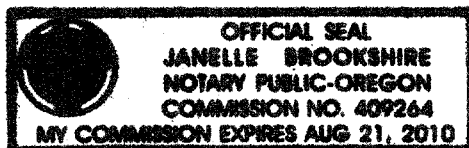
Paul A. Zutter

STATE OF OREGON
COUNTY OF Klamath

The foregoing instrument was acknowledged before me this 1st June day of May, 2007 by Paul A. Zutter

Notary Public State of Oregon
My commission expires: 8-21-10

Order No. 44g0444645



Warranty Deed
ORRQ 6/2005; Rev. 1/2006

#26-A

Exhibit A

A tract of real property in the NE 1/4 of the NW 1/4 of Section 27, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being a portion of that tract of land described and recorded in Volume 253, Page 138, Deed Records of Klamath County, Oregon and being more particularly described as follows:

Beginning at the quarter section corner common to Sections 27 and 22, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence West along the section line a distance of 257.80 feet; thence South 122.00 feet; thence South 31° 05' East, a distance of 391.17 feet, more or less, to the most Easterly corner of that parcel of land described and recorded in Volume 253, Page 139, Deed Records of Klamath County, Oregon, said corner being on the Northerly right of way boundary of the Klamath Falls-Ashland Highway; thence North 48° 08' East along the Northerly right of way boundary of said highway, a distance of 75.00 feet to the North-South centerline of Section 27; thence North along same, 407.00 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM that portion thereof as conveyed to the State of Oregon by and through its Department of Transportation, Highway Division, by deed recorded April 26, 1989 in Volume M89, Page 7062, Microfilm Records of Klamath County, Oregon, as corrected by deed recorded August 11, 1989 in Volume M89, Page 14893, Microfilm Records of Klamath County, Oregon, and as further corrected by deed recorded September 25, 1989 in Volume M89, Page 18020.

CODE 020 MAP 3908-02700 TL 00900 KEY #498312

SUBJECT TO:

Convenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any.