

MT79200-MS



THIS SP.

2007-010931

Klamath County, Oregon



06/18/2007 02:52:17 PM

Fee: \$26.00

After recording return to:

Ronald Wright

3321 Vale Road

Klamath Falls, OR 97603

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

Ronald Wright

3321 Vale Road

Klamath Falls, OR 97603

Escrow No. MT79200-MS

Title No. 0079200

SWD

### STATUTORY WARRANTY DEED

**Jim Butler, II and Deborah Ellen Butler, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **Ronald Wright and Kim C. Wright, 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:

**SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

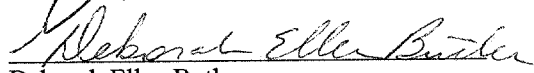
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$280,000.00**.

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.

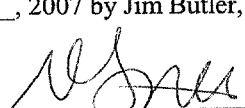
Dated this 11<sup>th</sup> day of June, 07.

  
Jim Butler, II

  
Deborah Ellen Butler

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 6/11, 2007 by Jim Butler, II and Deborah Ellen Butler.

  
(Notary Public for Oregon)

My commission expires 12/20/10



26.00

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A tract of land situated in the SE1/4NE1/4 of Section 7, Township 39 South, Range 10 East, Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin from which the corner common to Sections 5, 6, 7 and 8 of said Township and Range bears North 49° 02' 09" East a distance of 1,145 feet (said section corner marked by an iron axle); thence South 02° 36' 50" West 650.69 feet to the True Point of Beginning; thence continuing South 02° 36' 50" West a distance of 159.75 feet to the Southeast corner of parcel described in Deed Volume M77, page 1272, records of Klamath County, Oregon; thence North 89° 44' 05" West along the Southerly line of said parcel 409.20 feet to a 5/8 inch iron pin on the apparent Easterly right of way line of Booth Road; thence 30 feet, more or less, to the West line of the E1/2 NE1/4 of said Section 7; thence Northerly along said West line a distance of 159.75 feet, more or less, to a point which bears West of the point of beginning; thence East to the true point of beginning.

SAVING AND EXCEPTING THEREFROM a strip of land 30 feet wide along the West side thereof conveyed to Klamath County, Oregon, by deed recorded September 18, 1961, Volume 332, page 287, Deed Records of Klamath County, Oregon.