



THIS SPACE RES

2007-011021

Klamath County, Oregon



00025086200700110210020027

06/19/2007 11:32:59 AM

Fee: \$26.00

MT79572-MS

After recording return to:

Kenneth G. Holmes

13110 Swan Lake Road

Klamath Falls, OR 97603

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

Kenneth G. Holmes

13110 Swan Lake Road

Klamath Falls, OR 97603

Escrow No. MT79572-MS

Title No. 0079572

SWD

STATUTORY WARRANTY DEED

Harold E. Clawson and Anita Faye Clawson, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Kenneth G. Holmes and Bethany N. Holmes, husband and wife, as to an undivided 1/2 interest and Roy W. Holmes and Stacey R. Holmes, husband and wife, as to an undivided 1/2 interest**, 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 **\$423,000.00**.

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 18th day of June, 2007

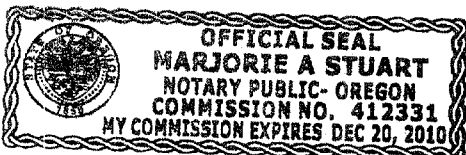
Harold E. Clawson
Harold E. Clawson

Anita Faye Clawson
Anita Faye Clawson

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 6/18, 2007 by Harold E. Clawson and Anita Faye Clawson.



MA Stuart
(Notary Public for Oregon)

My commission expires 12/20/10

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EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the NW1/4 SE1/4 of Section 20, Township 38 South, Range 9 East of the of the Willamette Meridian, Klamath County, Oregon, and being a portion of vacated Blocks 7 and 8 and vacated Clairmont Street, ELDORADO HEIGHTS ADDITION THE CITY OF KLAMATH FALLS, OREGON, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at a 1" iron pipe marking the Southeasterly corner of Lot 19 of said Block 8; thence Southeasterly along the Northerly right of way line of Eldorado Boulevard a distance of 104.69 feet, said right of way line being the arc of a curve concave to the Southwest having a radius of 756.26 feet; thence North 49° 03' 38" East a distance of 119.99 feet to a point on the Northeasterly line of Lot 3 of said Block 7; thence North 32° 04' 46" West a distance of 63.65 feet to the Northwest corner of Lot 2 of said Block 7; thence North 67° 19' 42" West a distance of 63.24 feet to the Northeast corner of Lot 19 of said Block 8, thence Northwesterly along the Northeasterly line of said Lot 19 a distance of 18.10 feet, said line being the arc of a curve concave to the Southwest having a radius of 866.26 feet; thence South 34° 59' 30" West a distance of 110.44 feet to a point on the Northerly right of way line of Eldorado Boulevard; thence Southeasterly along said right of way line, said line being a curve concave to the Southwest having a radius of 756.26 feet, a distance of 6.31 feet to the point of beginning.