



After recording return to:
William B. Bratton and Sally A.
Bratton
4821 Alt Way
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
William B. Bratton and Sally A. Bratton
4821 Alt Way
Klamath Falls, OR 97603

File No.: 7021-1057258 (DMC)
Date: June 27, 2007

2007-012209
Klamath County, Oregon

THIS SPACE



07/09/2007 03:30:05 PM

Fee: \$31.00

STATUTORY WARRANTY DEED

Elizabeth Ann Buckley, Grantor, conveys and warrants to **William B. Bratton and Sally A. Bratton as tenants by the entirety**, 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.

The true consideration for this conveyance is **\$300,000.00**. (Here comply with requirements of ORS 93.030)

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 July, 2007.

Elizabeth Ann Buckley
Elizabeth Ann Buckley

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 5 day of July, 2007 by **Elizabeth Ann Buckley**.



Dori Crain
Notary Public for Oregon
My commission expires: November 7, 2009

EXHIBIT A

LEGAL DESCRIPTION:

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 39 SOUTH, RANGE 8, EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS 30 FEET SOUTH AND 30 FEET EAST OF THE INTERSECTION OF LINDEN STREET AND 2ND STREET; THENCE SOUTH ALONG THE EAST BOUNDARY OF 2ND STREET A DISTANCE OF 336 FEET TO THE NORTHWEST CORNER OF VACATED LOT 11 IN BLOCK 13 OF MIDLAND; THENCE WEST A DISTANCE OF 30 FEET TO THE CENTERLINE OF VACATED 2ND STREET; THENCE SOUTH ALONG THE CENTERLINE OF VACATED PORTION OF 2ND STREET A DISTANCE OF 138 FEET TO A POINT IN THE CENTERLINE OF THE VACATED ALLEY IN THE CENTER OF VACATED BLOCK 13 OF MIDLAND EXTENDED; THENCE EAST 490 FEET ALONG THE CENTERLINE OF SAID VACATED ALLEY EXTENDED AND THE CENTERLINE OF SAID VACATED ALLEY TO A POINT WHICH IS 8 FEET SOUTH OF THE SOUTHEAST CORNER OF VACATED LOT 3, BLOCK 13 OF MIDLAND; THENCE 168 FEET SOUTH ALONG THE WEST BOUNDARY OF VACATED LOT 21, BLOCK 13 OF MIDLAND TO THE CENTERLINE OF VACATED CALIFORNIA STREET; THENCE 140 FEET EAST ALONG THE CENTERLINE OF SAID VACATED CALIFORNIA STREET TO A POINT IN THE CENTERLINE OF VACATED 3RD STREET, BEING THE INTERSECTION OF SAID VACATED CALIFORNIA STREET AND 3RD STREET; THENCE NORTH 160 FEET TO A POINT 30 FEET EAST OF THE NORTHEAST CORNER OF VACATED LOT 22 IN BLOCK 13 OF MIDLAND; THENCE EAST 10 FEET; THENCE NORTH A DISTANCE OF 45 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF VACATED LOT 45 OF VACATED PORTION OF FIRST ADDITION TO MIDLAND; THENCE EAST A DISTANCE OF 689.5 FEET TO THE SOUTHEAST CORNER OF VACATED LOT 44 IN VACATED PORTION OF FIRST ADDITION TO MIDLAND; THENCE NORTH A DISTANCE OF 436.5 FEET TO THE SOUTH LINE OF LINDEN STREET; THENCE ALONG THE SOUTH LINE OF LINDEN STREET A DISTANCE OF 1,362.2 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.