



THIS SPACE RE:

2007-012913

Klamath County, Oregon



00027383200700129130020020

07/20/2007 02:44:53 PM

Fee: \$26.00

MTCT9485-TM

After recording return to:

Seth A. Cotterman

533 Torroy Street

Klamath Falls, OR 97601

Until a change is requested all
tax statements shall be sent to

The following address:

Seth A. Cotterman

533 Torroy Street

Klamath Falls, OR 97601

Escrow No. MT79485-TM

Title No. 0079485

SWD

STATUTORY WARRANTY DEED

Louis Salvestrin, a protected person and Edith M. Salvestrin, a protected person, Grantor(s) hereby convey and warrant to **Seth A. Cotterman**, 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:

2007-2008 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$127,000.00**.

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 19th day of July, 2007

Louis Salvestrin, a protected person

BY: Letty W. Morgan, Conservator
Letty W. Morgan, Conservator

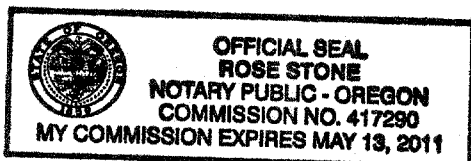
Edith M. Salvestrin, a protected person

BY: Letty W. Morgan, Conservator
Letty W. Morgan, Conservator

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on July 19th, 2007 by Letty Morgan, Conservator for Louis Salvestrin, a protected person and Edith M. Salvestrin, a protected person.



Rose Stone
(Notary Public for Oregon)

My commission expires May 13, 2011

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

Beginning at a point of the South line of Hilyard Street 235.07 feet North 89°48' West from an iron pipe on the South line of said street, which pipe is North 89°48' West 100 feet from the Northeasterly corner of Homedale Tract #4; thence South 0°12' West 83.42 feet to the Westerly line of said Tract #4; thence North 43°30' West 115.57 feet along said Westerly tract line to the most Westerly corner of said Tract #4; thence South 89°48' East 80.0 feet along the Southerly line of said street to the place of beginning, being a part of Homedale Tract #4, Klamath County, Oregon.

PARCEL 2

Beginning at the most Easterly corner of Tract 36, of Homedale, a platted subdivision of Klamath County, Oregon; running thence North 43°30' West a distance of 177.3 feet, more or less, to the North line of said Tract 36; thence South 0°24' West a distance of 173.47 feet; thence South 43°30' East a distance of 51.79 feet, more or less, to the Southeasterly line of said Tract 36; thence North 46°30' East a distance of 120 feet to the point of beginning.