

THIS SPACE RESE

2007-013133

Klamath County, Oregon



00027640200700131330020023

07/24/2007 03:18:03 PM

Fee: \$26.00

MT80128-DS

After recording return to:

TRACY A. YATES

5622 HOMEDALE RD.
KLAMATH FALLS, OR 97603

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

TRACY A. YATES
5622 HOMEDALE RD.
KLAMATH FALLS, OR 97603

Escrow No. MT80128-DS
Title No. 0080128

SWD

STATUTORY WARRANTY DEED

RANDOLPH P. HALTERMAN and LYDIA A. HALTERMAN, as tenants by the entirety, Grantor(s) hereby convey and warrant to TRACY A. YATES and JANICE M. YATES, 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:
2007-2008 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is \$250,000.00.

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.

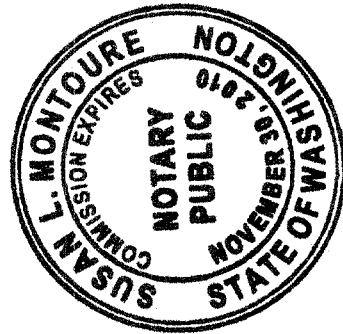
Dated this 23 day of July, 2007.

Randolph P. Halterman
RANDOLPH P. HALTERMAN

Lydia A. Halterman
LYDIA A. HALTERMAN

State of Washington

County of Yakima



On this day personally appeared before me RANDOLPH P. HALTERMAN and LYDIA A. HALTERMAN to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that signed the same as free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand official seal this 23 day of July, 2007.

Susan L. Montouire
Printed Name: SUSAN L. MONTOUIRE
Notary Public in and for the State of
Washington residing at Selah

My appointment expires 11/30/10

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the NW1/4 SE1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 1/2 iron pin on the Westerly right of way line of Homedale Road, said point being South 00° 02' 35" East, 2169.24 feet (2170.00 feet by record) and South 89° 48' 28" West, 30.00 feet from the Northeast corner of the SW1/4 NE1/4 of said Section 14; thence South 00° 02' 35" East along said right of way line 120.00 feet; thence South 89° 48' 28" West 648.28 feet to the Easterly right of way line of the U.S.B.R. A-3-B irrigation lateral; thence North 24° 44' 39" East along said Easterly right of way line 132.34 feet to a 5/8 inch iron pin; thence North 89° 48' 28" East along the Northerly edge of an existing fence line 592.80 feet to the point of beginning.

Unofficial
Copy