

THIS SPACE RESERVED



2007-013182  
Klamath County, Oregon



07/25/2007 11:23:22 AM

Fee: \$26.00

MT79862-SH

After recording return to:

Gabriel R. Mayland

2400 Hawkins Street

Klamath Falls, OR 97601

Until a change is requested all

tax statements shall be sent to

The following address:

Gabriel R. Mayland

2400 Hawkins Street

Klamath Falls, OR 97601

Escrow No. MT79862-SH

Title No. 0079862

SWD

### STATUTORY WARRANTY DEED

**John E. Zelnar and Maureen A. Zelnar, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **Gabriel R. Mayland and Sarah A. Lamanuzzi not as tenants in common, but with right of survivorship**, 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 **\$324,500.00**.

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 24 day of July, 2007

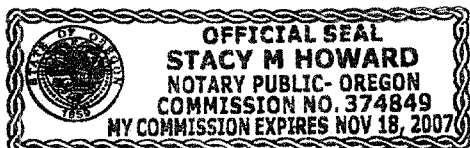
John E. Zelnar  
John E. Zelnar

Maureen A. Zelnar  
Maureen A. Zelnar

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on July 24, 2007 by John E. Zelnar and Maureen A. Zelnar.



Stacy M. Howard  
(Notary Public for Oregon)  
My commission expires Nov 18, 2007

24p

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

A portion of Lots 19, 20, 21, Block 9, BUENA VISTA ADDITION to The City of Klamath Falls, 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 1/2 inch iron pin marking the most Northerly corner of Lot 21, said Block 9, thence South 74° 22' 00" West 99.13 feet to a 1/2 inch iron pin; thence South 32° 25' 35" West 105.61 feet to a 5/8 inch iron pin on the Southerly line of Lot 19; thence South 59° 06' 10" East along said Southerly line 53.0 feet; thence Northeasterly to the point of beginning, with bearings based on Survey No. 4476, as filed in the Klamath County Engineers Office.

TOGETHER WITH an easement for ingress and egress over and across Lots 22 and 23 of Block 9, BUENA VISTA ADDITION to The City of Klamath Falls, more particularly described as follows:

Beginning at a 1/2 inch iron pin marking the Northerly corner of Lot 21, Block 9, BUENA VISTA ADDITION; thence South 15° 38' 00" East 54.39 feet to a 5/8 inch iron pin; thence North 31° 07' 46" East, 3.55 feet; thence North 49° 17' 30" East 72 feet, more or less to a point on the Westerly line of Lot 23; thence Southeasterly 50 feet, more or less, to a 1/2 inch iron pin marking the Southeast corner of Lot 23; thence South 49° 17' 30" West, 108.38 feet to a 5/8 inch iron pin; thence South 31° 07' 46" West 26.96 feet to a 5/8 inch iron pin; thence North 15° 38' 00" West 41.18 feet to the point of beginning, with bearings based on Survey No. 4476 as filed in the Klamath County Engineers Office.

ALSO TOGETHER WITH an easement for ingress and egress to be 30 feet in width, being more particularly described in Agreement for Easement dated July 11, 1989 and recorded July 12, 1989 in Volume M89, page 12705, Microfilm Records of Klamath County, Oregon.