

THIS SPACE RES

2007-013438

Klamath County, Oregon



07/30/2007 03:12:12 PM

Fee: \$26.00

MT79610-KR

After recording return to:

Martin F. Rowley

37476 SE Trubel Rd

Sandy, OR 97055

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

Martin F. Rowley

37476 SE Trubel Rd

Sandy, OR 97055

Escrow No. MT79610-KR

Title No. 0079610

SWD

### STATUTORY WARRANTY DEED

**Robert Gallup and Kelly Gallup, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **Martin F. Rowley and Lana M. Rowley, 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 **\$549,000.00**.

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 30<sup>th</sup> day of July, 2007.

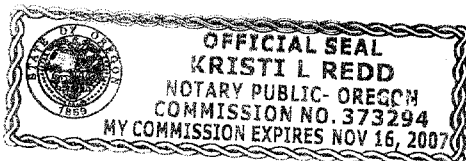
Robert Gallup  
Robert Gallup

Kelly Gallup  
Kelly Gallup

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on July 30, 2007 by Robert Gallup and Kelly Gallup.

Kristi L. Redd  
(Notary Public for Oregon)



My commission expires 11/16/2007

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

That portion of Section 4, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, consisting of two parcels described as follows:

**PARCEL 1**

That portion of SE1/4 NE1/4 of Section 4, Township 41 South, Range 12 East of the Willamette Meridian, lying South of the High Line Irrigation Canal of Malin Irrigation District. LESS the portion thereof lying East of a line commencing 150 feet West of the Southeast corner of Said SE1/4 NE1/4 and running North to said High Line Canal.

**PARCEL 2**

All of the portion of the E1/2 SE1/4 of Section 4, Township 41 South, Range 12 East of the Willamette Meridian, lying Easterly and Northeasterly of the High Line Irrigation Canal of Malin Irrigation District.

EXCEPTING the following described property conveyed to D. D. and Dave Liskey by Deed recorded in Book 120, page 553, Deed Records of Klamath County, Oregon.

A piece or parcel of land situated in the NE1/4 SE1/4 of Section 4, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, more fully described as follows:

Beginning at a point in the Westerly boundary of the said NE1/4 SE1/4 of the said Section 4, from which the Northwesternly corner of the said NE1/4 SE1/4 of Section 4, bears North 806.1 feet distant, and running thence South 27° 32'; East 168.0 feet; thence South 36° 20' East 457, more or less, to a point in the Southerly boundary of the said NE1/4 SE1/4 of said Section 4; thence Westerly along the said Southerly boundary line 350 feet, more or less, to the Southwesterly corner of the said NE1/4 SE1/4 of the said Section 4; thence Northerly along the said Westerly boundary 516 feet, more or less, to the point of beginning.

**PARCEL 3**

That portion of the NE1/4 NE1/4 of Section 9, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, lying Easterly of the High Line Irrigation canal of Malin Irrigation District.