



THIS SPACE RESERVED

2007-014582

Klamath County, Oregon



00029408200700145820020028

08/17/2007 03:20:56 PM

Fee: \$26.00

MTC 80035-SH

After recording return to:

Cary Ann T. Bailey

1377 Lower Klamath Lake Road

Klamath Falls, OR 97603

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

Cary Ann T. Bailey

1377 Lower Klamath Lake Road

Klamath Falls, OR 97603

Escrow No. MT80035-SH

Title No. 0080035

SWD

STATUTORY WARRANTY DEED

Gary Peterson and Darlean Peterson, as tenants by the entirety, Grantor(s) hereby convey and warrant to Cary Ann T. Bailey and LeRoy W. Bailey Jr., 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

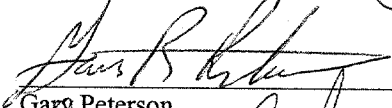
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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


The true and actual consideration for this conveyance is **\$460,000.00**.

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 27 day of July, 2007.



Gary Peterson

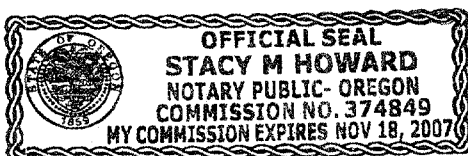


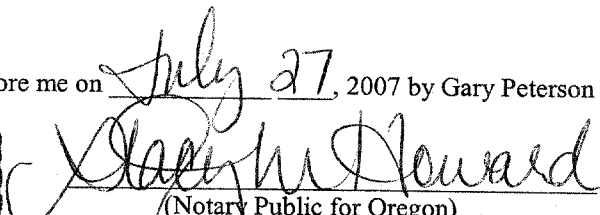
Darlean Peterson

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on July 27, 2007 by Gary Peterson and Darlean Peterson.





(Notary Public for Oregon)

My commission expires Nov 18, 2007

26 HMT

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situate in Lot 1 of Section 28, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin marking the quarter section corner common to Sections 21 and 28; thence South 00° 05' 50" West on the East line of said Lot 1, 744.97 feet more or less to the corner of a parcel of land described in Volume M89, page 13285, Deed Records of Klamath County, Oregon; thence North 89° 47' 15" West on the North line of last said parcel, 489.01 feet; thence North 00° 05' 50" East parallel with the East line of said Lot 1, 623.89 feet to a 5/8 inch iron pin; thence North 89° 54' 10" West, 79.48 feet to a 5/8 inch iron pin; thence North 00° 05' 50" East parallel with the East line of said Lot 1, 72.17 feet to a 5/8 inch iron pin; thence South 89° 54' 10" East 79.48 feet to a 5/8 inch iron pin; thence North 00° 05' 50" East parallel with the East line of said Lot 1, 48.38 feet to a 5/8 inch iron pin on the North line of said Lot 1; thence South 89° 51' 05" East on the said North line, 489.01 feet to the point of beginning.

TOGETHER WITH a non-exclusive easement for ingress and egress being 30 feet in width and being more particularly described in Volume M02, pages 22186 and 22187, Deed Records of Klamath County, Oregon.

ALSO TOGETHER WITH a non-exclusive easement for ingress and egress, being 30 feet in width and also being 15 feet width on each side of the following described centerline: Beginning as a point on the West line of the above described parcel of land from which the Southwest corner of said parcel bears South 00° 05' 50" West, 399.08 feet; thence South 82° 11' 00" West, 403.85 feet to a point on the West line of a parcel of land described in Volume M00, page 44971, Deed Records of Klamath County, Oregon, the Northwest corner of which bears North 00° 05' 50" East, 401.32 feet.