

2007-014597
Klamath County, Oregon



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08/17/2007 03:37:17 PM

Fee: \$26.00

After Recording Return to:

DONALD L. JONES JR. and DEBRA G. JONES

1123 NW Promontory Dr.
Bend, Or. 97701

Until a change is requested all tax statements

Shall be sent to the following address:

DONALD L. JONES JR. and DEBRA G. JONES

Same as above

ATE: 65083 MS

WARRANTY DEED

(INDIVIDUAL)

GAIL MARCUM LEPLEY and CONSTANCE C. LEPLEY, HUSBAND AND WIFE, AS TO AN UNDIVIDED 1/2 INTEREST AND ROBERT PETRIK and JEANNE PETRIK, HUSBAND AND WIFE, AS TO AN UNDIVIDED 1/2 INTEREST, herein called grantor, convey(s) to DONALD L. JONES JR. and DEBRA G. JONES, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$550,000.00.
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated August 13, 2007.

Robert Petrik
ROBERT PETRIK

Jeanne Petrik
JEANNE PETRIK

Gail Marcum Lepley
GAIL MARCUM LEPLEY
Constance C. Lepley
CONSTANCE C. LEPLEY

STATE OF OREGON, County of Klamath) ss.

On August 16, 2007 personally appeared the above named GAIL MARCUM LEPLEY and CONSTANCE C. LEPLEY and ROBERT PETRIK and JEANNE PETRIK and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:

Aspen
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 00065083

Before me: M. A. Silveria
Notary Public for Oregon
My commission expires: 3/10/09

Official Seal

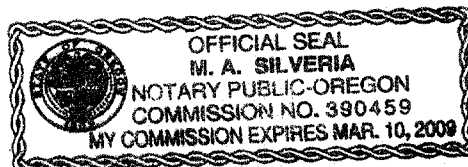


Exhibit A

Lots 4, 5, 6 and 7, Block 1, Resubdivision of Block 1, CANAL ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

ALSO the Southerly part of Lot 3, Block 1, Resubdivision of Block 1, CANAL ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, described as follows:

Beginning at the corner of Lots 3, 4 and 5; thence Southeasterly on the line extended between Lots 4 and 5 a distance of 32.93 feet to the alley; thence Southwest along the Northwesterly line of the alley 12.42 feet to the South corner of Lot 3; thence Northwesterly on the line between Lots 3 and 5, 16.69 feet; thence North 20.42 feet to the point of beginning.

CODE 001.1 MAP 3809-032AA TL 00700 KEY #412930

CODE 001.1 MAP 3809-032AA TL 00800 KEY #412949