

MT 80374

2007-014870

Klamath County, Oregon



00029757200700148700020024

08/23/2007 11:12:34 AM

Fee: \$26.00

## WARRANTY DEED -- STATUTORY FORM

DAVID E. BUSBY, Grantor,

conveys and warrants to

ERIC DUMMANN and CHASITY CIANCIOLO, as tenants by the entirety, Grantee,

the following described real property, free of encumbrances except as specifically set forth herein, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

Tax Account No(s): 136579 M45052

Map/Tax Lot No(s): 2310-016CO-02500 M-105471

This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$78,000.00 .

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, 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 22 day of August, 2007.

DAVID E. BUSBY

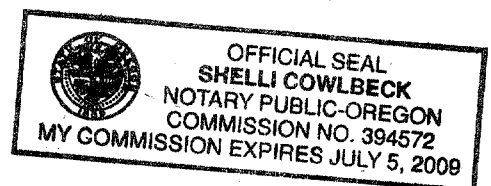
STATE OF OREGON, COUNTY OF DESCHUTES ) SS.

This instrument was acknowledged before me on August 22 2007 by DAVID E. BUSBY.

Shelli Cowlbeck

(Notary Public for Oregon)

My commission expires 7-5-09



After recording return to:  
WESTERN TITLE & ESCROW COMPANY  
16455 WILLIAM FOSS ROAD  
LA PINE, OR 97739

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

ERIC DUMMANN  
2998 NE ROCK CHUCK DRIVE  
BEND, OR 97701

TITLE NO. 80374  
ESCROW NO. 14-0032407

26 AMT

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

That portion of the S1/2 of the S1/2 of the NW1/4 of the SW1/4 of Section 16, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of the S1/2 of the S1/2 of the NW1/4 of the SW1/4 of Section 16, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence North 88° 38' 46" East 428.75 feet; thence South 00° 38' 49" East 283.00 feet; thence South 88° 47' 20" West 427.67 feet; thence North 00° 50' 37" West 281.94 feet to the true point of beginning.

Also described as Parcel 3 of Major Land Partition 78-03, (Survey No. 2752), as filed in the Klamath County Engineer's Office

TOGETHER WITH an easement 30 feet in width for ingress, egress and public utilities over and across the North 30 feet of the S1/2 S1/2 NW1/4 SW1/4 of Section 16, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.