

MTC 79832-MS

THIS SPACE RESERVE

2007-015115

Klamath County, Oregon



08/27/2007 02:17:47 PM

Fee: \$26.00

After recording return to:

Cory L. Lown

12550 Hwy 66

Klamath Falls, OR 97601

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

Cory L. Lown

12550 Hwy 66

Klamath Falls, OR 97601

Escrow No.

MT79832-MS

Title No.

0079832

SWD

STATUTORY WARRANTY DEED

Jeffrey V. Rosenberg and Becky A. Rosenberg, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Cory L. Lown**, 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 **\$358,000.00**.

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.

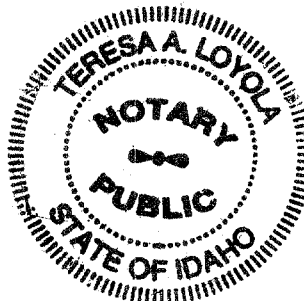
Dated this 23 day of August, 2007

Jeffrey V. Rosenberg
Jeffrey V. Rosenberg

Becky A. Rosenberg
Becky A. Rosenberg

State of Idaho)

County of Bonneville)



On this 23rd day of August, 2007 before me Teresa A. Loyola a notary public in and for said State, personally appeared Jeffrey V. Rosenberg and Becky A. Rosenberg known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

Teresa A. Loyola
Notary Public

Residing at: 1275 Tower St. Idaho Falls, ID 83404

Commission Expires: 9-2-2011

6.00

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

A parcel of land situated in the S1/2 of the NE1/4 of Section 32, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 1/2" iron rod on the Southeasterly right of way line of the Klamath Falls-Ashland State Highway No. 66 from which a brass cap monument with a stone marked "1/4" adjacent to it marking the 1/4 corner common to Sections 32 and 33 bears South 50 degrees 01' 11" East, 1488.33 feet; (1) thence South 00 degrees 06' West, 237.00 feet to a 1/2" iron rod; (2) thence South 72 degrees 21' West, 193 feet to a 1/2" iron rod; (3) thence North 00 degrees 06' East, 237 feet to a 1/2" iron rod on the Southeasterly right of way line of said highway; (4) thence North 72 degrees 21' East, 193.00 feet, along the Southeasterly right of way line of said highway to beginning.

PARCEL 2:

A parcel of land, situated in the Northeast 1/4 of Section 32, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 1/2" iron rod marking the Southeasterly corner of that parcel described in Volume M74 at page 14087 of the deed records of Klamath County from which a brass capped monument with a stone marked "1/4" adjacent to it marking the one-quarter corner common to Sections 32 and 33 bears South 57 degrees 46' 11" East 1348.69 feet; thence South 72 degrees 21' 00" West 193.00 feet, along the Southerly boundary of that parcel described in Volume M74 at page 14087 of the deed records of Klamath County, to a 1/2" iron rod at the Southwesterly corner thereof; thence South 00 degrees 06' 00" West 907.80 feet to a 1/2" iron rod; thence North 89 degrees 34' 00" East 183.81 feet to a 1/2" iron rod; thence North 00 degrees 06' 00" East 964.93 feet to the point of beginning.