



After recording return to:  
Bryan Stewart and Cheri Stewart

790 Ayres  
Eagle Point, OR 97124

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

File No.: 7021-1071918 (DMC)  
Date: July 16, 2007

2007-015256

Klamath County, Oregon



00030213200700152560030038

08/28/2007 03:24:08 PM

Fee: \$31.00

### STATUTORY WARRANTY DEED

**Kenneth L. Jespersen and Lorna C. Jespersen, Trustees of the Jespersen Family Trust,**  
Grantor, conveys and warrants to **Bryan Stewart and Cheri Stewart, husband and wife as tenants**  
**by the entirety as to a 95% interest and Kenneth L. Jespersen and Lorna C. Jespersen,**  
**Trustees of the Jespersen Family Trust as to a 5% interest**, Grantee, the following described real  
property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. The **2007-2008** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$100,000.00**. (Here comply with requirements of ORS 93.030)

APN: R615962

Statutory Warranty Deed  
- continued

File No.: 7021-1071918 (DMC)  
Date: 07/16/2007

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 16<sup>th</sup> day of August, 2007.

[Signature]  
Ken Jespersen

[Signature]  
Lorna Jespersen

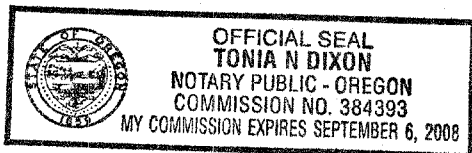
STATE OF Oregon )  
County of Josephine ) ss.

This instrument was acknowledged before me on this 16<sup>th</sup> day of August, 2007  
by **Ken Jespersen and Lorna Jespersen, Trustees.**

[Signature]  
~~Dori Grain~~ **Tonia N. Dixon**

Notary Public for Oregon

My commission expires: ~~November 7, 2009~~ 9-6-2008



APN: **R615962**

Statutory Warranty Deed  
- continued

File No.: **7021-1071918 (DMC)**  
Date: **07/16/2007**

**EXHIBIT A**

**LEGAL DESCRIPTION:**

Parcel 4: A tract of land situated in Section 33, Township 38 South, Range 11 1/2 East of the Willamette Meridian, more particularly described as follows: Beginning at a point on the East line of said Section 33 from which the Southeast corner of the Section bears S. 00°02'28" W. 1320.00 feet; thence N. 00°02'28" E. along said East line 510 feet; thence, leaving said East line, West 350.10 feet; thence North 786.35 feet more or less; thence Westerly 440 feet more or less; thence South 1317.06 feet more or less; thence East 774.03 feet to the point of beginning.  
Tax Account # R3811-V3300-01700-000