

MTC 80323

2007-015384

Klamath County, Oregon



00030368200700153840020024

08/30/2007 03:10:18 PM

Fee: \$26.00

WARRANTY DEED -- STATUTORY FORM

THOMAS J. GALLACHER, Grantor,

conveys and warrants to

RICKY LEE STINSON and KAREN MARIE STINSON, husband and wife, 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): 151445

Map/Tax Lot No(s): 240903100-00300

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 \$64,000.00 .

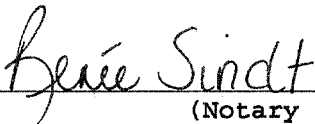
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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 28 day of August, 2007.


THOMAS J. GALLACHER

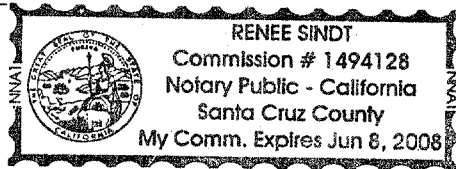
STATE OF CALIFORNIA, COUNTY OF Santa Cruz SS.

This instrument was acknowledged before me on August 28, 2007 by THOMAS J. GALLACHER.


(Notary Public)

My commission expires June 8, 2008

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:

RICKY LEE & KAREN MARIE STINSON
2017 W. NANCY AVE
PORTVILLE, CA 93257

TITLE NO. 80323
ESCROW NO. 14-0031707

20 AMT

EXHIBIT "A"
LEGAL DESCRIPTION

A Tract of land located in the NW1/4 of Section 31, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of the NW1/4 NW1/4 of Section 31, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence North 89° 04' 28" West, along the North boundary of Section 31, 55.86 feet to the East boundary of a street commonly referred to as Main Street extension, said point also being the most Northerly corner of a Tract of land described in Volume 322, page 510 of the Deed Records of Klamath County, Oregon; thence South 64° 44' 47" East, along the boundary of said Tract, 100.00 feet; thence South 25° 15' 13" West, parallel with Highway 97 and Main Street extension, 50.00 feet; ;thence North 64° 44' 47" West, 15.01 feet to the East line of the NW1/4 NW1/4 of said Section 31; thence along said line South 00° 13' 33" West, 300.33 feet to a point on the South boundary of the property described in Volume 226, page 180, Deed Records of Klamath County, Oregon; thence South 89° 04' 28" East, along said South boundary 185.29 feet to the Southeast corner thereof; thence North 25° 15' 13" East, along the Easterly boundary of said property 418.00 feet to the North line of Section 31; thence North 89° 04' 28" West, along the North line of said Section, 362.14 feet t the point of beginning.