



THIS SPACE RESER

2007-015471

Klamath County, Oregon



08/31/2007 03:21:13 PM

Fee: \$26.00

MT80298-TM

After recording return to:

Wanda C. Wright

6510 S. 6th Street, # 15

Klamath Falls, OR 97603

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

Wanda C. Wright

6510 S. 6th Street, # 15

Klamath Falls, OR 97603

Escrow No. MT80298-TM

Title No. 0080298

SWD

STATUTORY WARRANTY DEED

William B. Bratton and Sally A. Bratton, as tenants by the entirety, Grantor(s) hereby convey and warrant to Wanda C. Wright, 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

**** Trustee of The Wanda C. Wright Trust, Dated June 14, 1999**

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 \$205,000.00.

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 29 day of August, 2007

William B. Bratton

Sally A. Bratton

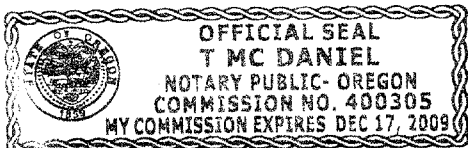
State of Oregon

County of Klamath

This instrument was acknowledged before me on Aug 29, 2007 by William B. Bratton and Sally A. Bratton.

Notary Public for Oregon

My commission expires 12/17/09



26 AMT

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the NE1/4 of the NE1/4 of Section 13, Township 39 South, Range 9, East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of said NE1/4 NE1/4 and on the Southwesterly boundary of Tract 1085 Country Green, a duly recorded subdivision, and being South 00° 18' 23" West 509.25 feet from the Northwest corner of said NE1/4 NE1/4; thence South 00° 18' 23" West 817.30 feet to the NE1/16 corner of said Section 13; thence along the South line of said NE1/4 NE1/4, South 89° 56' 54" East 356.07 feet to the Southerly line of that tract of land described in Volume M87, page 10,229 Exhibit "A" of the Klamath County Deed Records; thence North 72° 58' 03" East along said line, 19.30 feet to a point 15 feet Easterly when measured at right angles from the centerline of the Enterprise Irrigation District Ditch; thence Northerly parallel to said ditch North 38° 13' 35" West 134.69 feet, along the arc of a curve to the right (radius = 285.00 feet, central angle = 17° 21' 40") 86.36 feet, North 20° 51' 55" West 224.49 feet, along the arc of a curve to the right (radius - 335.00 feet, central angle = 37° 46' 05") 220.82 feet, North 16° 54' 10" East 27.02 feet to the most Southerly point of said Tract 1085 Country Green along said subdivision North 23° 24' 16" West 60.00 feet, North 63° 42' 42" West 19.53 feet, along the arc of a curve to the right (radius - 249.23 feet, central angle = 24° 11' 35") 105.24 feet and North 39° 31' 07" West 65.34 feet to the point of beginning, with bearings based on said Tract 1085 Country Green.

LESS AND EXCEPT that portion lying within the Enterprise Irrigation District ditch.

TOGETHER WITH AN EASEMENT for ingress and egress along with Westerly 77.54 feet of Alt Way as shown on the recorded plat of TRACT 1085--COUNTRY GREEN.