

MTC 80404-SH



5982 After recording return to:
Gary S. Case and Sonya R. Case
Delaware Ave
Klamath Falls, OR 97603

5982 Until a change is requested all tax statements
shall be sent to the following address:
Gary S. Case and Sonya R. Case
Delaware Ave
Klamath Falls, OR 97603

File No.: 7021-846759 (ALF)
Date: June 16, 2006

This document is being re-recorded to clarify the legal description contained in
instrument # 2006-017526.

2006-017526
Klamath County, Oregon



08/30/2006 03:50:03 PM

Fee: \$26.00

2007-015791
Klamath County, Oregon



09/07/2007 11:12:45 AM

Fee: \$31.00

STATUTORY WARRANTY DEED

Delbert E. Case, Sr. and Frances Geraldine Case as tenants by the entirety, Grantor, conveys
and warrants to Gary S. Case and Sonya R. Case as tenants by the entirety, Grantee, the following
described real property free of liens and encumbrances, except as specifically set forth herein:

~~PARCEL 2 OF MAJOR LAND PARTITION 80-40, BEING A PORTION OF LOT 28, HOMELAND
TRACTS NO. 2, LOCATED IN THE SW 1/4 OF SECTION 1, TOWNSHIP 39 SOUTH, RANGE 9
EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, ACCORDING TO THE
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH
COUNTY, OREGON.~~

SEE EXHIBIT A

This property is free from liens and encumbrances, EXCEPT:

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.

The true consideration for this conveyance is \$30,000.00. (Here comply with requirements of ORS 93.030)

31.00
26.00 F

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.

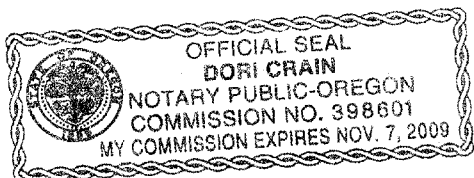
Dated this 29 day of August, 2006.

Delbert E. Case Sr.
Delbert E. Case Sr.

Frances Geraldine Case
Frances Geraldine Case

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 29 day of August, 2006 by **Delbert E. Case, Sr. and Frances Geraldine Case.**



1
Dori Crain
Notary Public for Oregon
My commission expires: November 7, 2009

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the SW1/4 SW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being a portion of Lot 28, "HOMELAND TRACTS No. 2" and shown as Parcel 2 of "MAJOR PARTITION NO. 80-40" recorded as "Survey No. 3620" and filed in the Klamath County Surveyor's Office in Klamath Falls, Oregon, said parcel being more particularly described as follows:

Beginning at a point on the East line of said Lot 28 from which the Southeast Corner of said Lot 28 bears South 00° 54' 00" East, 92.25 feet; thence North 00° 54' 00" West, on said East line, 114.65 feet; thence North 89° 53' 00" West, 226.18 feet to the Enterprise Irrigation District Main Ditch; thence South 30° 54' 00" West along said Main Ditch, 133.43 feet; thence South 89° 53' 00" East, 296.50 feet to the point of beginning.

TOGETHER WITH AND SUBJECT TO:

That 30 foot wide, private access easement, described in Volume M06, page 07538, Deed Records of Klamath County, Oregon, which runs along the West side of Parcels 1 and 2 of said "MAJOR PARTITION NO. 80-40".