

MTC 80423

2007-016391

Klamath County, Oregon



09/18/2007 11:20:56 AM

Fee: \$26.00

WARRANTY DEED -- STATUTORY FORM

CATHERINE A. SIGLER AND MICHAEL C. SIGLER, EACH AS TO AN UNDIVIDED
1/2 INTEREST, AS TENANTS IN COMMON, Grantor,

conveys and warrants to

RANDI K. ROBERDS, 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): 15094

Map/Tax Lot No(s): 2409031BB 02201-000

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 \$74,000.00 .

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 12 day of Sept ~~August~~, 2007.

Catherine A. Sigler
CATHERINE A. SIGLER

Michael C. Sigler
MICHAEL C. SIGLER

STATE OF OREGON, COUNTY OF DESCHUTES) SS.

This instrument was acknowledged before me on Sept 12, 2007 by CATHERINE A.
SIGLER AND MICHAEL C. SIGLER.

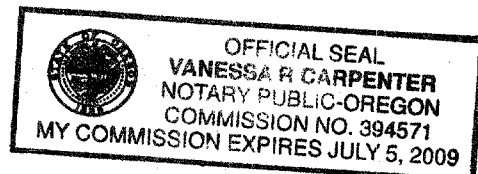
Vanessa R Carpenter
(Notary Public for Oregon)

My commission expires July 5 2009

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:

RANDI K. ROBERDS
P.O. BOX 302
CRESCENT, OR 97733



TITLE NO. 80423
ESCROW NO. 14-0033207

26 AMT

EXHIBIT "A"
LEGAL DESCRIPTION

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

Beginning at the Northwest Corner of said Section 31, Township 24 South, Range 9 East of the Willamette Meridian; thence East 877.6 feet to a metal stake on the West side of Highway 97; thence 464 1/2 feet in a Southerly direction and parallel to Highway 97 to the point of beginning; thence 80 feet in a Southerly direction and parallel to Highway 97; thence 200 feet in a Westerly direction and at right angles to Highway 97; thence 80 feet in a Northerly direction and parallel to Highway 97; thence 200 feet in an Easterly direction and at right angles to Highway 97 to the point of beginning.

EXCEPTING THEREFROM that portion thereof in U.S. Highway 97 (The Dalles-California Highway).