



09/27/2007 11:38:51 AM

Fee: \$26.00

MTC 80567-KR

After recording return to:

Charles S. Sullivan

8115 Azalea

Glendale, OR 97442

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

Charles S. Sullivan

8115 Azalea

Glendale, OR 97442

Escrow No. MT80567-KR

Title No. 0080567

SWD

STATUTORY WARRANTY DEED

Thelma M. Stewart, as an individual and Joseph J. Cecchini and Rosalie Cecchini, Trustees of The Joseph J. and Rosalie Cecchini Trust, Grantor(s) hereby convey and warrant to **Charles S. Sullivan, as tenants by the entirety**, 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

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 **\$270,000.00**.

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.

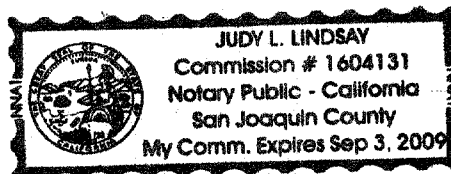
Dated this 17th day of September, 2007.

Thelma M. Stewart
Thelma M. Stewart, Individually

The Joseph J. and Rosalie Cecchini Trust

BY: Joseph J. Cecchini, Trustee
Joseph J. Cecchini, Trustee

BY: Rosalie Cecchini, Trustee
Rosalie Cecchini, Trustee



STATE OF CALIFORNIA

COUNTY OF San Joaquin ^{SS.}

On Sept 17th, 2007 before me, Judy L. Lindsay personally appeared Thelma M. Stewart, as an individual and Joseph J. Cecchini and Rosalie Cecchini, Trustees of The Joseph J. and Rosalie Cecchini Trust personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that executed the same in authorized capacity(ies), and that by signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

Judy L. Lindsay

26 AMT

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in Government Lots 17 and 21 in Section 4, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying easterly of U.S. Highway 97 and being more particularly described as follows:

Beginning at the Northeast Corner of said Government Lot 21; thence South $06^{\circ} 04' 14''$ West on the East line of said Government Lot 21, 198.03 feet; thence North $88^{\circ} 09' 37''$ West on the North line of the South 500 feet of said Government Lot 21, 218.83 feet to the East line of said U.S. Highway 97; thence Northeasterly on the East line of said U.S. Highway 97 the following three courses and distances: North $01^{\circ} 35' 08''$ East, 41.81 feet; N $04^{\circ} 02' 22''$ East, 319.92 feet; on a spiral curve to the right (the long chord of which bears North $04^{\circ} 04' 15''$ E, 134.58 feet) 134.58 feet to a point on the South line of the North 360 feet of said Government Lot 17; thence South $89^{\circ} 01' 20''$ East on said South line, 71.90 feet to the mean high water line of the Williamson River; thence Southerly on said mean high water line, 322 feet more or less to a point on the East line of said Government Lot 17; thence South $00^{\circ} 50' 00''$ West on the last said East line, 45.00 feet to the Northeast corner of said Government Lot 21.