

2007-017097
Klamath County, Oregon



00032423200700170970020029

10/01/2007 11:29:53 AM

Fee: \$26.00

After Recording Return to:

WAYNE C. LECOURS and ZOE S. LECOURS

750 ST. FRANCIS ST., KLAMATH FALLS, OR 97601

Until a change is requested all tax statements

shall be sent to the following address:

WAYNE C. LECOURS and ZOE S. LECOURS

WARRANTY DEED
(INDIVIDUAL)

ATE: 65193PC

JOHN H. LANEY, herein called grantor, convey(s) to WAYNE C. LECOURS and ZOE S. LECOURS, as tenants by the entirety, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

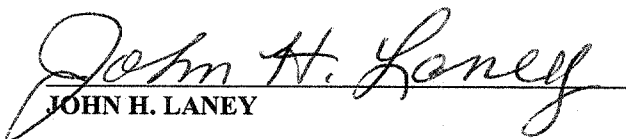
and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$90,000.00.
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated September 24, 2007.


JOHN H. LANEY

STATE OF OREGON, County of Lane) ss.

On 26th September 2007, 2007 personally appeared the above named JOHN H. LANEY and acknowledged the foregoing instrument to be his voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00065193

Before me: Tammie Sims
Notary Public for Oregon
My commission expires: 8-28-09

Official Seal

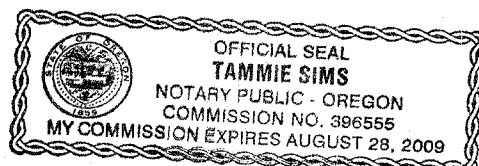


Exhibit A

All that portion of Lot 11, Block 113, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, described as follows:

Beginning at a point in the Northerly line of said Lot 11, Block 113, aforesaid, 100 feet Westerly from the Westerly line of California Avenue, and running thence Westerly along the Northerly line of said Lot 11, 61.6 feet, more or less, to the Northwestern corner of said Lot; thence Southerly along the Easterly line of the alley to an intersection with the line between Lots 10 and 11 in Block 113; thence Easterly along the line between said Lots 10 and 11, 46.3 feet, more or less, to a point 100 feet Westerly from the Westerly line of California Avenue; thence Northerly parallel with California Avenue, to a point of beginning;

ALSO Beginning at a point on the Northerly line of said Lot 11, Block 113, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, which is 100 feet Westerly from the Northeastly corner of said Lot; thence Southerly parallel with the Westerly line of California Avenue, to intersect the line between said Lot 11 and the adjoining Lot 10 at a point 100 feet from California Avenue; thence Easterly towards California Avenue, along said line between Lots 10 and 11, three feet; thence Northerly and parallel to the Westerly line of California Avenue, to a point in the Northerly line of said Lot 11, three feet distant from the point of beginning; thence Westerly three feet along said Northerly line of said Lot 11, to the place of beginning.

CODE 001 MAP 3809-029CC TL 02000 KEY #367089