

2007-017393

Klamath County, Oregon

After Recording Return to:

TROY G. INGRAM and SAMANTHA A. INGRAM

P.O. BOX 84
Malin, OR 97632

Until a change is requested all tax statements

Shall be sent to the following address:

TROY G. INGRAM and SAMANTHA A. INGRAM

Same as above



00032768200700173930030032

10/05/2007 11:21:34 AM

Fee: \$31.00

WARRANTY DEED

(INDIVIDUAL)

ATE: 65030 PC

ELLEN MAY MCKAY, who acquired title as ELLEN MAY CRAWFORD and VLASTA LOUISE ADAMS and EVELYN MARIE STEYSKAL, herein called grantor, convey(s) to TROY G. INGRAM and SAMANTHA A. INGRAM, 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 ~~\$216,000.00~~ **\$223,000.00**
(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 August 2, 2007.

Ellen May McKay
ELLEN MAY MCKAY

Evelyn Marie Steyskal
EVELYN MARIE STEYSKAL

Vlasta Louise Adams
VLASTA LOUISE ADAMS

STATE OF OREGON, County of KLAMATH) ss.

On AUGUST 3rd, 2007 personally appeared the above named ELLEN MAY MCKAY and acknowledged the foregoing instrument to be her voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00065030

Before me: Pamela J. Callen
Notary Public for Oregon
My commission expires: 02-19-2011

Official Seal

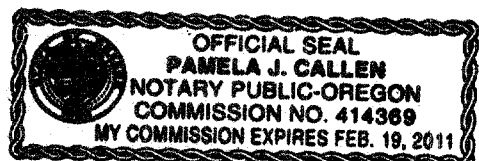


Exhibit A

That portion of Section 16, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of the NE 1/4 of the NW 1/4 of Section 16, 990 feet South of the Northwest corner thereof; thence East 1320 feet to the East line of said NE 1/4 of the NW 1/4; thence South 330 feet to the Southeast corner of said NE 1/4 of the NW 1/4; thence West 1320 feet to the Southwest corner of said NE 1/4 of the NW 1/4; thence North to the place of beginning.

ALSO, Government Lots 2, 7 and 11 and all that portion of Government Lot 6, Section 16, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of said Government Lot 6; thence North on subdivision line 1105.5 feet to an iron pipe one inch by thirty inches driven in the center of the county road; thence East along center of county road 50 feet; thence South 3/4° East along line of a fence 1132 feet, more or less, to the South line of said Government Lot 6; thence North 68 1/4° West along the South line of Government Lot 6, 73.7 feet to the point of beginning.

SAVING AND EXCEPTING THEREFROM the following described parcels:

Beginning at a point on the centerline of an existing drain ditch, from which point the monument marking the one-quarter section corner common to Sections 15 and 16, Township 41 South, Range 12 East of the Willamette Meridian bears North 0° 29' 05" West 479.17 feet, South 89° 43' 05" East 12.50 feet, North 0° 55' West 421.48 feet, North 0° 14' East 30.00 feet and South 89° 46' East 2692.06 feet distant; thence North 89° 43' 05" West 422.77 feet to a point; thence North 0° 29' 05" West 376.14 feet to a point; thence South 89° 43' 05" East 422.77 feet to a point on the centerline of an existing drain ditch; thence South 0° 29' 05" East 376.14 feet to the point of beginning.

Beginning at a point on the centerline of an existing drain ditch, from which point the monument marking the one-quarter section corner common to Sections 15 and 16, Township 41 South, Range 12 East of the Willamette Meridian bears North 0° 29' 05" West 479.17 feet, South 89° 43' 05" East 12.50 feet, North 0° 55' West 421.58 feet, North 0° 14' East 30.00 feet and South 89° 46' East 2692.06 feet distant; thence 89° 43' 05" West 422.17 feet to a point; thence South 0° 29' 05" East 373.56 feet, more or less, to a point on the South line of Government Lot 11 in Section 16; thence South 89° 00' East 422.87 feet along the South line of said Government Lot 11 to a point; thence North 0° 29' 05" West 378.86 feet along the centerline of an existing drain ditch to the point of beginning.

Beginning at the East quarter corner of Section 16; thence North 89° 46' West 1331.37 feet to a point; thence South 0° 14' West 30.0 feet to a monument on the South boundary of the Merrill-Malin State Highway and the West boundary of First Street in Malin, Oregon; thence North 89° 46' West 1360.69 feet to a 5/8th inch iron pin on the South boundary of the Merrill-Malin State Highway, which point is the true point of beginning of this description; thence South 0° 53' East 418.58 feet to a 5/8th inch iron pin; thence North 89° 43' 05" West 435.14 feet to a 5/8th inch iron pin; thence North 1° 35' 45" East 418.24 feet to a 5/8th inch iron pin; thence South 89° 46' East 417.03 feet along the South boundary of the Merrill-Malin State Highway to the true point of beginning of this description.

ALSO SAVING AND EXCEPTING THEREFROM any portion lying within any road or highway.

ALSO EXCEPTING THEREFROM that portion of Section 16, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the East quarter corner of Section 16, Township 41 South, Range 12 East of the Willamette Meridian; thence North 89° 46' West 2,692.06 feet along the centerline of the Klamath Falls-Malin Highway, State Highway No. 50, to a point; thence South 0° 14' West, 30 feet to the true point of beginning of this description; thence South 0° 53' East, 421.58 feet; thence North 89° 43' 5" West, 12.5 feet; thence South 0° 29' 5" East, 755 feet; thence South 68° 30' East, 73.7 feet; thence North 0° 45' West, 1,143 feet, more or less, to a point on the South right of way line of said State Highway 50; thence West 56 feet along the South right of way line of said highway to the point of beginning.

CODE 016 MAP 4112-01600 TL 01200 KEY #110631

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA

County of Santa Clara ss.

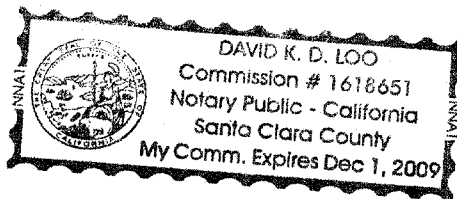
On 6 August, 2007 personally appeared VLASTA LOUISE ADAMS and acknowledged the foregoing instrument to be her voluntary act and deed.

Who proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Before me: David K. D. Loo

Notary Public for California

My commission expires: 12/01/2009



STATE OF CALIFORNIA

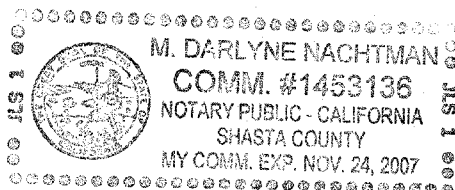
County of SHASTA ss.

On 9/08, 2007 personally appeared EVELYN MARIE STEYSKAL and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me: M. Darlyne Nachtman

Notary Public for California

My commission expires: 11/24/07



TO BE ATTACHED TO THE DEED