



THIS SPACE RE

2007-017831

Klamath County, Oregon



10/15/2007 03:29:56 PM

Fee: \$26.00

MTC80460-MS

After recording return to:

Luke E. Robison

P.O. Box 109

Merrill, Oregon 97633

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

Luke E. Robison

P.O. Box 109

Merrill, Oregon 97633

Escrow No. MT80460-MS

Title No. 0080460

SWD

STATUTORY WARRANTY DEED

Joseph A. Watkins and De Ann C. Watkins, as tenants by the entirety, Grantor(s) hereby convey and warrant to Luke E. Robison and Angela M. Beyerlin not as tenants in common, but with right of survivorship, 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 \$240,000.00.

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.

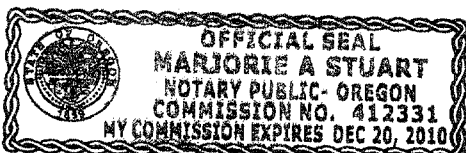
Dated this 12th day of Oct, 2007

Joseph A. Watkins

De Ann C. Watkins

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 10/12, 2007 by Joseph A. Watkins and De Ann C. Watkins.



(Notary Public for Oregon)

My commission expires

12/20/10

26 AMT

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 2 of Land Partition 36-05, said Land Partition being a replat of Parcel 3 of Minor Land Partition 80-59, said Land Partition being situated in the E1/2 NE1/4 and the E1/2 NE1/4 SE1/4 of Section 4, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH an easement for access as granted by instrument dated September 25, 2005, recorded October 17, 2005, in Volume M05, page 66676, Microfilm Records of Klamath County, Oregon.

AND TOGETHER WITH an easement for ingress and egress as granted by instrument dated September 25, 2005, recorded October 17, 2005, in Volume M05, page 66676, Microfilm Records of Klamath County, Oregon, said second easement being described in instrument recorded July 27, 1987, in Volume M87, page 13388, Microfilm Records of Klamath County, Oregon.

AND TOGETHER WITH an easement for ingress and egress as created by instrument dated March 14, 1978, recorded March 14, 1978, in Volume M78, page 04817, Microfilm Records of Klamath County, Oregon.