

2007-018645

Klamath County, Oregon

After Recording Return to:

Mark L. Snedeker and Sandra L. Snedeker

P.O. Box 41  
Willits CA 95490

Until a change is requested all tax statements

Shall be sent to the following address:

Same as above



00034258200700186450020020

10/30/2007 03:40:05 PM

Fee: \$26.00

ATE: 65246MS

# WARRANTY DEED

(INDIVIDUAL)

BEVERLY A. PATE, herein called grantor, convey(s) to MARK L. SNEDEKER AND SANDRA L. SNEDEKER, TRUSTEES OF THE MARK L. SNEDEKER AND SANDRA L. SNEDEKER LIVING TRUST, DATED JUNE 9, 1993 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 \$255,000.00.  
(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 October 25, 2007.

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BEVERLY A. PATE

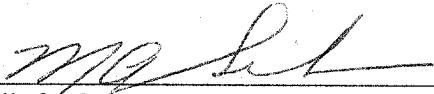
STATE OF OREGON, County of Klamath) ss.

On Oct 29, 2007 personally appeared the above named BEVERLY A. PATE and acknowledged the foregoing instrument to be her voluntary act and deed.

This document is filed at the request of:



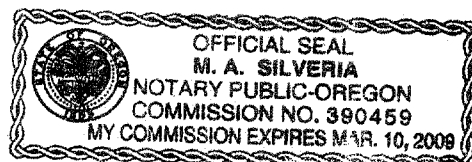
525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00065246

Before me: 

Notary Public for Oregon

My commission expires: 3/10/09

Official Seal



#26-A

**Exhibit A**

**PARCEL 1:**

The E 1/2 of the NE 1/4 of the SW 1/4 of Section 28, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

**PARCEL 2:**

That portion of the W 1/2 of the SW 1/4 of the NE 1/4 of Section 28, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, lying South of the Chiloquin-Sprague River Road.

**PARCEL 3:**

That portion of the E 1/2 of the NW 1/4 of Section 28, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, lying South of the Chiloquin-Sprague River Road.

**ALSO EXCEPTING** a tract of land situated in the NE 1/4 NW 1/4 of Section 28, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Southwest corner of said NE 1/4 NW 1/4; thence North 00° 32' 10" West on the West line of said NE 1/4 NW 1/4, 357.85 feet to a point on the Southerly line of Sprague River Road; thence Southerly along the South line of said road, 194.26 feet to the centerline of the U.S. Forest Service Road Easement described in Volume 342 at Page 640, Deed Records of Klamath County, Oregon; thence South 21° 37' 34" West on said centerline, 305.06 feet to the South line of said NE 1/4 NW 1/4; thence South 89° 51' 10" West on said South line, 63.79 feet to the point of beginning.

**CODE 008 MAP 3408-00000 TL 02900 KEY #206663**

**CODE 008 MAP 3408-028A0 TL 01600 KEY #210088**

**CODE 008 MAP 3408-028B0 TL 00100 KEY #210104**