

2007-019157

Klamath County, Oregon

Until a change is requested,
send all tax statements to:

Peter J. Zurcher
P.O. Box 1205
La Pine, OR 97739



00034863200700191570040046

11/08/2007 11:37:31 AM

Fee: \$36.00

After recording, return to:

Peter J. Zurcher
P.O. Box 1205
La Pine, OR 97739

ATE! 6936

STATUTORY WARRANTY DEED

The true consideration for this conveyance is \$-0-.

DELBERT G. HUENNEKENS, Successor Trustee under Order Appointing Successor Trustee filed June 7, 2005 under Washington County Probate Case No. C02-0249 TR of the AVA M. ZURCHER LIVING TRUST dated December 29, 1991, as amended August 11, 1995 and October 10, 1997, as to an undivided 75% interest, and DELBERT G. HUENNEKENS, Successor Trustee under Order Appointing Successor Trustee filed June 7, 2005 under Washington County Probate Case No. C02-0121 to Peter J. Zurcher, original Trustee of the CREDIT SHELTER TRUST UNDER THE LAST WILL AND TESTAMENT OF TED P. ZURCHER, as to an undivided 25% interest, Grantor, conveys and warrants to PETER J. ZURCHER, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

PARCEL I:

Lots 18 through 24 inclusive in Block 39 of Crescent, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Also all that portion of the vacated alley which inured to Order Number 99-092 recorded January 20, 1999, Volume M99, Page 1967, Records of Klamath County, Oregon.

Lots 1, 2, 3, 4 and 6 in Block 38 of Crescent, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account Numbers 153835, 153808, 154059, 154068 and 154086.

PARCEL II:

Real property described on the attached Exhibit A which is made a part hereof by this reference.

Tax Account Numbers 87863, 88568, 88577 and 88586.

This document is being recorded as an accommodation only. No information contained herein has been verified.
Aspen Title & Escrow, Inc.

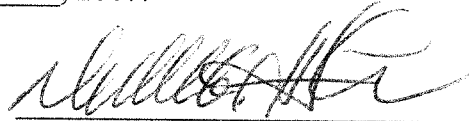
#36-A

SUBJECT TO those items of record as of this date including but not limited to rights of public in streets, roads and highways, limited access provisions and easements.

The liability and obligations of the Grantor to Grantee and Grantee's heirs, successors and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under a standard policy of title insurance.

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, 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 17 day of April, 2007.



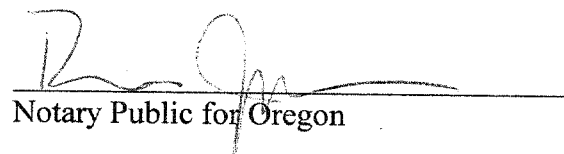
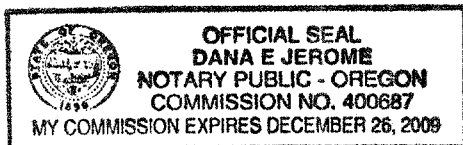
DELBERT G. HUENNEKENS
Successor Trustee of the Ava M. Zurcher
Living Trust dated December 29, 1991



DELBERT G. HUENNEKENS
Successor Trustee of the Credit Shelter
Trust under the Last Will and Testament of
Ted P. Zurcher

STATE OF OREGON)
) ss.
County of Washington)

April 17, 2007. Personally appeared before me the above named Delbert G. Huennekens as Successor Trustee of the Ava M. Zurcher Living Trust dated December 29, 1991, and as Successor Trustee of the Credit Shelter Trust under the Last Will and Testament of Ted P. Zurcher, and acknowledged the foregoing instrument to be his voluntary act and deed.



Notary Public for Oregon

Exhibit "A"

Real property in the County of Klamath, State of Oregon, described as follows:

Parcel 1:

The S 1/2 of the following described property:

Beginning at a point on the Southeasterly right of way boundary of the Dalles-California Highway in the SW 1/4 NW 1/4 of Section 20, Township 28 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; which point of beginning is North 940.8 feet; thence East 482.9 feet; and thence South 16°55' West 70.1 feet from the one-quarter corner common to Sections 19 and 20 in said Township and Range; thence South 16°55' West along said right of way boundary a distance of 50 feet; thence South 73°05' East 150 feet; thence North 16°55' East 50 feet; thence North 73°05' West 150 feet, more or less to the point of beginning, being a portion of the SW 1/4 NW 1/4 of Section 20, Township 28 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 2:

A portion of the W 1/2 NW 1/4 of Section 20, Township 28 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point on the Easterly right of way line of the Dalles-California Highway, which point is South along the Section line, 1667.8 feet; thence East 491.6 feet and thence South 16°53'30" West along the Easterly right of way line of said Highway, a distance of 150 feet from the Section corner common to Sections 17, 18, 19 and 20, Township 28 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence South 16°53'30" West, along said right of way line, 100 feet; thence South 73°06'30" East, 150 feet; thence North 16°53'30" East, parallel to said right of way line, 100 feet; thence North 73°06'30" West, 150 feet, more or less, to the point of beginning; being a portion of said W 1/2 NW 1/4, said Section 20, Township 28 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM that portion of the above described Parcel 1 and 2 lying within the boundaries of U. S. Highway 97.

Parcel 3:

Beginning at a point on the Southeasterly right of way boundary of the Dalles-California Highway in the SW 1/4 NW 1/4 of Section 20, Township 28 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; which point of beginning is North 940.8 feet; and thence East 482.9 feet; and thence South 16°55' West 70.1 feet from the one-quarter corner common to Sections 19 and 20 in said Township and Range; thence South 16°55' West along said right of way boundary a distance of 150 feet; thence South 73°05' East 150 feet to the true point of beginning; thence North 73°05' West 40 feet, to the Easterly line of the Dalles-California Highway; thence South 16°55' West 350 feet, more or less, to the Northwest corner of the parcel described in deed recorded October 22, 1963 in Volume 348 page 603, Deed records of Klamath County, Oregon; thence South 73°05' East 190 feet along the Northerly line of said parcel; thence North 16°55' East 450 feet to the Southeast corner of the parcel described in Contract recorded May 12, 1970 in Volume M70 page 3748, Deed records of Klamath County, Oregon; thence North 73°06'30" West along the Southwesterly line of said parcel 150 feet; thence South 16°55' West 100 feet to the true point of beginning.

Parcel 4:

The N 1/2 of the following described real property:

Beginning at a point on the Southeasterly right of way boundary of the Dalles-California Highway in the SW1/4NW1/4 of Section 20, Township 28 South, Range 8 East of the Willamette Meridian; which point of beginning is North, 940.3 feet; thence East 482.9 feet; and thence South 16°55' West 70.1 feet from the one-quarter corner common to Sections 19 and 20, In said township and Range; thence South 16°55' West along said right of way boundary a distance of 50 feet; thence South 73°05' East 150 feet; thence North 16°55' East 50 feet; thence North 73°05' West 150 feet, more or less to the point of beginning. SAVING AND EXCEPTING any portion lying within the boundaries of the Dalles-California Highway.

Tax Parcel Number: 87863 and 88568 and 88577 and 88586