



00034966200700192430020026

11/09/2007 01:51:06 PM

Fee: \$26.00

After Recording Return to:

JOHN R. DURAN and MICHELLE R.
DURAN

P.O. Box 660

Reno, Or. 97677

Until a change is requested all tax statements

Shall be sent to the following address:

SAME AS ABOVE

WARRANTY DEED
(INDIVIDUAL)

AT2: 65315PS

HARVEY EDWARD DUNLAP JR. and PEGGYANN DUNLAP, husband and wife, herein called grantor, convey(s) to JOHN R. DURAN and MICHELLE R. DURAN, husband and wife, 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 \$56,000.00.
(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 19, 2007.

HARVEY EDWARD DUNLAP JR.

PEGGYANN DUNLAP

STATE OF WASHINGTON, County of Pierce) ss.

On November 6, 2007 personally appeared the above named HARVEY EDWARD DUNLAP JR. and PEGGYANN DUNLAP and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

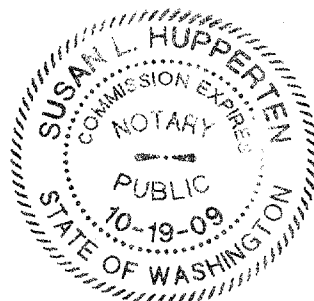
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00065315

Before me:
Notary Public for Washington
My commission expires: 10/19/09

Official Seal



\$26-A

Exhibit A

A part of Lots 21 and 22, Block 21, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point 75 feet Southeasterly from the Southwest corner of Lot 23 of Block 21, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence Northeasterly along the lot lines of Lots 20 and 21 and at right angles with Martin Street 50 feet; thence Northwesterly and parallel with Martin Street 37 1/2 feet; thence Southwesterly and parallel with Oak Avenue 50 feet to the North line of Martin Street; thence Southeasterly along the North line of Martin Street 37 1/2 feet to the point of beginning.

CODE 001 MAP 3809-033AB TL 08200 KEY #418088