

2007-020470

Klamath County, Oregon



00036426200700204700020021

12/05/2007 03:49:05 PM

Fee: \$26.00

After Recording Return to:
DOUGLAS K. IVEY and SIG-BRITT IVEY
731 Miner Road
Orinda, CA 94563
Until a change is requested all tax statements
Shall be sent to the following address:
DOUGLAS K. IVEY and SIG-BRITT IVEY
Same as above

WARRANTY DEED
(INDIVIDUAL)

ATE: 65271 PC

DORIS RIBBLE, as Trustee of the **DORIS RIBBLE TRUST** under Agreement dated July 21, 2004, herein called grantor, convey(s) to **DOUGLAS K. IVEY and SIG-BRITT IVEY**, as 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 **\$775,000.00**.
(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 **December 3, 2007**.

THE DORIS RIBBLE TRUST

Doris Ribble, Trustee
BY: **DORIS RIBBLE, TRUSTEE**

STATE OF OREGON, County of **KLAMATH**) ss.

On *December 3rd*, 2007 personally appeared the above named **DORIS RIBBLE**, as Trustee of the **DORIS RIBBLE TRUST** and acknowledged the foregoing instrument to be her voluntary act and deed.

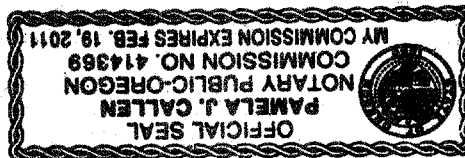
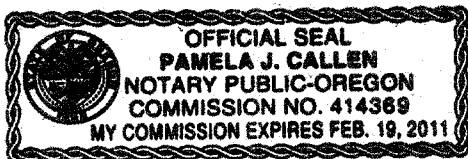
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00065271

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

Official Seal



426-A

Exhibit A

PARCEL 1:

Beginning at the Northwest corner of Section 3, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, as established by the Bureau of Land Management in a Dependent Resurvey in 1959, said corner being a 2 1/2 inch iron post with a brass cap; thence South 89° 53' East, 452.10 feet to a point on the North line of Section 3; thence South 13.20 feet to an unrecorded monumentation, being an axle firmly set in a mound of stones; thence South 0° 25' 45" West, 2654.26 feet to an unrecorded monumentation; thence South 87° 09' 38" West, 145.34 feet to a record corner established in CS #2459, filed July 1977; thence North 5° 16' 36" West, 2685.80 feet to the point of beginning.

EXCEPTING that portion conveyed to the State of Oregon for Highway 97.

AND EXCEPTING any portion thereof conveyed to Pamela Hayden by deed recorded February 21, 2001 in Volume M-01 at Page 6869, Microfilm Records of Klamath County, Oregon.

PARCEL 2:

The NE 1/4 of the SW 1/4 of the NE 1/4 of Section 4, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 3:

Government Lots 1 and 2 of Section 4, Township 34 South, Range 7 East of the Willamette Meridian, lying Easterly of the thread of Spring Creek, Klamath County, Oregon.

PARCEL 4:

The SE 1/4 of the NE 1/4 of Section 4, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying Northeasterly of the thread of Spring Creek.

EXCEPTING that portion conveyed from Oliver S. Pitts to Marvin A. Albee, et al., in Deed Volume 210, Page 89, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING that portion conveyed from O.S. Pitts, et al., to the State of Oregon in Deed Volume 199, Page 355, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING that portion conveyed from Spring Creek Ranch Motel, LTD, to Pamela Hayden in Deed Volume M01 at Page 6869, Microfilm Records of Klamath County, Oregon.

CODE 118 MAP 3407-00400 TL 00200 KEY #189110
CODE 138 MAP 3407-00400 TL 00700 KEY #189192
CODE 138 MAP 3407-00400 TL 00102 KEY #764300
CODE 138 MAP 3407-00400 TL 02000 KEY #864210
CODE 138 MAP 3407-00400 TL 00101 KEY #872449