



After recording return to:

James E. Hicks

1060 Hanks Street.

Klamath Falls, OR 97603

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

James E. Hicks

1060 Hanks Street.

Klamath Falls, OR 97603

Escrow No. MT80969-MS

Title No. 0080969

SWD-EM

2007-020528

Klamath County, Oregon

THIS



12/06/2007 03:49:53 PM

Fee: \$26.00

STATUTORY WARRANTY DEED

Joseph S. Edgar and Abigail L. Edgar, Trustees of the Edgar Living Trust, dated July 16, 2003, and any amendments thereto, Grantor(s) hereby convey and warrant to James E. Hicks, 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:

LEGAL DESCRIPTION

Lot 2 in Block 7 of BUENA VISTA ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

LESS AND EXCEPT a parcel of land situated in the SW1/4 of the SW1/4 of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being a portion of Lot 2 of Buena Vista Addition according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning at the Northeasterly corner of said Lot 2, thence along the Southerly right of way line of Hanks Street South 47° 21' 19" West a distance of 21.68 feet; thence leaving said right of way line South 41° 45' 48" East a distance of 45.91 feet to a point on the Easterly line of said Lot 2; thence North 16° 38' 57" West a distance of 51.07 feet, more or less, to the Point of Beginning, bearings being based on County Survey 5951.

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:

The true and actual consideration for this conveyance is **\$265,000.00**.

THIS INSTRUMENT WILL 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

26 ANT

DEC-04-2007 14:56

AMERITITLE KLAMATH FALLS

P.005

Statutory Warranty Deed - cont'd
Ref: MT80969-MS

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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.

Dated this 5 day of December, 2007

Trustees of the Edgar Living Trust, dated July 16, 2003

BY: [Signature]
Joseph S. Edgar, Trustee

BY: [Signature]
Abigail L. Edgar, Trustee

State of Texas
County of TRAVIS



This instrument was acknowledged before me on December 5, 2007 by Joseph S. Edgar and Abigail L. Edgar, Trustees of
the Edgar Living Trust, dated July 16, 2003.

[Signature]
(Notary Public)

My commission expires 4/25/2011