

2007-020658

Klamath County, Oregon



00036647200700206580020024

12/10/2007 02:48:53 PM

Fee: \$26.00

After Recording Return to:

PATSY J. SIMMS

3740 Seemers Lane
Klamath Falls, OR 97603

Until a change is requested all tax statements

Shall be sent to the following address:

PATSY J. SIMMS

Same as above

WARRANTY DEED
(INDIVIDUAL)

ATE: 65321 PC
CAROL G. GRANT, herein called grantor, convey(s) to PATSY J. SIMMS, 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 \$200,000.00.
(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 6, 2007.

CAROL G. GRANT

Carol G. Grant by Garrick D. Jackson her attorney in fact
BY: GARRICK D. JACKSON her attorney in fact

STATE OF OREGON, County of KLAMATH) ss.

On December 6th, 2007 personally appeared the above named GARRICK D. JACKSON as attorney in fact for CAROL G. GRANT and acknowledged the foregoing instrument to be his voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00065321

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

Official Seal

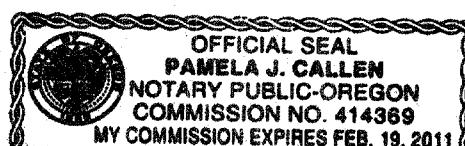


Exhibit A

A parcel of land situated in the SE 1/4 of the NE 1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin which lies on the Westerly right of way line of Summers Lane South $88^{\circ} 44'$ West a distance of 30 feet and North $1^{\circ} 12'$ West a distance of 5.5 feet from the iron axle which marks the quarter section corner common to Sections 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian, and running thence South $88^{\circ} 44'$ West a distance of 367 feet to an iron pin which lies on the Easterly right of way line of U.S.R.S. Lateral F-7; thence North $1^{\circ} 26'$ West along the Easterly right of way line of Lateral F-7, a distance of 75 feet to an iron pin; thence North $88^{\circ} 44'$ East a distance of 367.3 feet to an iron pin which lies on the Westerly right of way line of Summers Lane; thence South $1^{\circ} 12'$ East along the Westerly right of way line of Summers Lane a distance of 75 feet, more or less, to the point of beginning.

CODE 041 MAP 3909-010AD TL 02400 KEY #542005

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