



After recording return to:
First American Title
1225 Crater Lake Avenue, Suite 101
Medford, OR 97504

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

Jay Michael Turnbull and Judy D.
Turnbull
8775 Grant Line Road
Elk Grove, CA 95624

File No.: 7163-1140379 (JKS)
Date: December 05, 2007

2007-020661

Klamath County, Oregon



12/10/2007 02:52:43 PM

Fee: \$26.00

THIS SPACE

STATUTORY WARRANTY DEED

Michael Sean Manion, Grantor, conveys and warrants to **Jay Michael Turnbull and Judy D. Turnbull, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 32 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, IN KLAMATH COUNTY, OREGON;

AND EXCEPTING THEREFROM ANY PORTION THEREOF LYING WITHIN THE BOUNDARIES OF KIRK ROAD, DREW ROAD, AND SHELLOCK DRAW ROAD.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$225,000.00**. (Here comply with requirements of ORS 93.030)

F26-

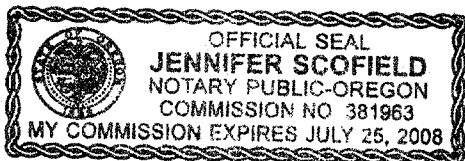
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

Dated this 7th day of December, 2007.


Michael Sean Manion

STATE OF Oregon)
County of Jackson)ss.
)

This instrument was acknowledged before me on this 7th day of December, 2007
by **Michael Sean Manion**.




Notary Public for Oregon

My commission expires: 7-25-08