



THIS SPA

2007-021327  
Klamath County, Oregon



00037434200700213270020020

12/21/2007 03:40:12 PM

Fee: \$26.00

MT81351-TM

After recording return to:

Betty A. Meyers

PO Box 281

Chiloquin, OR 97624

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

Betty A. Meyers

PO Box 281

Chiloquin, OR 97624

Escrow No. MT81351-TM

Title No. 0081351

SWD

### STATUTORY WARRANTY DEED

Billy Lee Duke, Grantor(s) hereby convey and warrant to Betty A. Meyers, 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:

**SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

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 **\$9,000.00**.

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 (MEASURE 49 (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 (MEASURE 49 (2007)).

Dated this 21 day of December, 2007

Billy Lee Duke

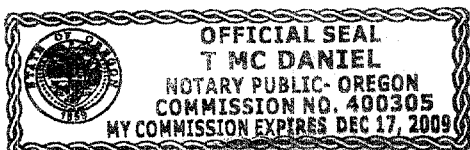
Billy Lee Duke

State of Oregon  
County of Klamath

This instrument was acknowledged before me on Dec 21, 2007 by Billy Lee Duke.

[Signature]  
(Notary Public for Oregon)

My commission expires 12/17/09



26AM JT

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot 5 in Block 1 of WOODLAND PARK, together with an undivided 1/88th interest in the following described land, 2 parcels situated in Lots 1 and 2, Section 15, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

**PARCEL A**

Beginning at the Northwest corner of said Section 15, Township 34 South Range 7 East of the Willamette Meridian, Klamath County, Oregon, an running; thence along the North line of said North 89° 42' 15" East 400 feet; thence South 62.42 feet; thence South 46° 57' 20" West 408.82 feet to the Northeasterly bank of the Williamson River; thence following said river bank North 37° 53' 20" West 136.90 feet; thence North 16° 33' West 60.98 feet to the West line of Section 15; thence Northerly on said Section line 172.92 feet to the point of beginning.

**PARCEL B**

Beginning at the Northwest corner of Section 15, Township 34 South Range 7 East of the Willamette Meridian, Klamath County, Oregon and running thence North 89° 42' 15" East 400.00 feet along the North line of said Section 15; thence South 62.42 feet; thence South 50° 43' 50" East 453.16 feet; thence South 76° 17' 30" East 886.79 feet to the true point of beginning of this description; thence South 35° 56' 30" West 446.55 feet to a point on the Northeasterly bank of Williamson River; thence South 45° 32' 20" East 84.00 feet; thence North 44° 52' 10" East 411.58 feet; thence North 34° 25' 40" West 156.01 feet, more or less, to the true point of beginning of this description.