

THIS SPACE F

2008-000851

Klamath County, Oregon



01/18/2008 03:23:01 PM

Fee: \$26.00



Part Of The JELD-WEN Family

MT80860-SH

After recording return to:

Matthew P. Iversen

P.O. BOX 558

Bonanza, OR 97623

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

Matthew P. Iversen

P.O. BOX 558

Bonanza, OR 97623

Escrow No. MT80860-SH

Title No. 0080860

SWD

STATUTORY WARRANTY DEED

Michael P. Stiles and Joelle M. Stiles, as tenants by the entirety, Grantor(s) hereby convey and warrant to Matthew P. Iversen and Gretchen M. Iversen, as tenants by the entirety, 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 \$115,000.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, 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 ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

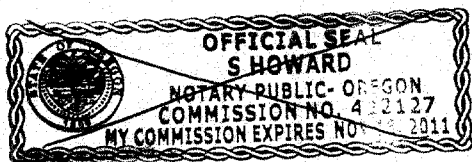
Dated this 3 day of January, 08.

Michael P. Stiles

Joelle M. Stiles

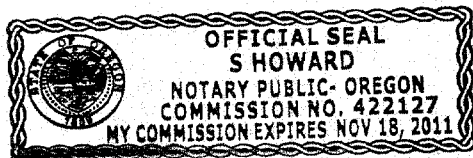
State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Jan 3, 2008 by Michael P. Stiles and Joelle M. Stiles.



S. Howard
(Notary Public for Oregon)

My commission expires Nov 18, 2011



26 ANT

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the E1/2 of Section 19, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of said Section 19; thence South 00° 14' 22" West 1109.83 feet; thence South 13° 07' 17" West 87.28 feet; thence South 11° 36' 09" West 207.42 feet; thence South 07° 34' 59" West 346.39 feet; thence South 06° 34' 14" East 706.08 feet; thence South 14° 09' 29" West 240.37 feet; thence South 23° 11' 27" West 396.70 feet to a 5/8 inch iron pin on the West bank of Lost River and on the True Point of Beginning of this description; thence South 35° 52' 30" West along said West bank 287.29 feet to a 5/8 inch iron pin; thence North 73° 35' 17" West along said West bank 394.47 feet to a 5/8 inch iron pin; thence South 61° 13' 16" West along said West bank 628.91 feet to a 5/8 inch iron pin on the West line of the NE1/4 SE1/4 of said Section 19; thence North 00° 14' 14" East along said West line 84.13 feet to a P.K. nail on the Southeasterly right of way line of the County Road; thence North 54° 41' 11" East along said line 179.99 feet to a P.K. nail; thence along said line on the arc of a curve to the left (central angle = 33° 30' 59" and radius = 530 feet) 310.03 feet to a 5/8 inch iron pin; thence North 21° 10' 12" East along said line 135.34 feet to a 5/8 inch iron pin; thence South 79° 34' 44" East 726.01 feet to the true point of beginning of this description.

ALSO a tract of land situated in the NE1/4 SE1/4 of Section 19, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, said tract lying Southerly of Parcel 7 as shown on record of Survey No. 1570, as recorded in the office of the Klamath County Surveyor, said tract being described as follows:

Beginning at the Northeast corner of said Section 19; thence South 00° 14' 22" West 1109.83 feet; thence South 13° 07' 17" West 87.28 feet; thence South 11° 36' 09" West 207.42 feet; thence South 07° 34' 59" West 346.39 feet; thence South 06° 34' 14" East 706.08 feet; thence South 14° 09' 29" West 240.37 feet; thence South 23° 11' 27" West 396.70 feet to a 5/8 inch iron pin on the West bank of Lost River; thence South 35° 52' 30" West, along said West bank, 287.29 feet to 5/8 inch iron pin marking the TRUE POINT OF BEGINNING of this description; thence, along the apparent natural bank of said Lost River, South 32° 44' 28" West 59.78 feet, South 53° 46' 22" West 96.99 feet, South 76° 07' 34" West 79.57 feet, North 78° 34' 53" West 107.49 feet, North 71° 01' 40" West 120.39 feet, North 76° 42' 24" West 121.95 feet, and North 45° 02' 52" West 62.78 feet to the Southerly line of said Parcel 7; thence, along said Southerly line, North 61° 13' 16" East 218.76 feet, and South 73° 35' 17" East 394.47 feet to the TRUE POINT OF BEGINNING, with bearings based on said record of Survey No. 1570.