

THIS SPACE RES

2008-000899

Klamath County, Oregon



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01/22/2008 03:33:14 PM

Fee: \$26.00



Part Of The JELD-WEN Family

MT80963-TM

After recording return to:

Daniel M. Heaton

7816 Booth Rd

Klamath Falls, OR 97603

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

Daniel M. Heaton

7816 Booth Rd

Klamath Falls, OR 97603

Escrow No. MT80963-TM

Title No. 0080963

SWD

STATUTORY WARRANTY DEED

Don Mills, Grantor(s) hereby convey and warrant to Daniel M. Heaton and Emily V. Heaton, 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 **\$180,000.00**.

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.

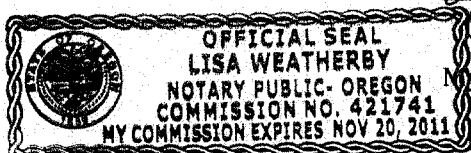
Dated this 17 day of Jan, 2008.

Don Mills

State of Oregon
County of Klamath

This instrument was acknowledged before me on January 17, 2008 by Don Mills.

(Notary Public for Oregon)



My commission expires 11/20/2011

26 ANT

EXHIBIT "A"
LEGAL DESCRIPTION

That portion of the Southwest quarter of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point 30 feet South of the center of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence West along the South side of Booth Road, 1042.29 feet, more or less, to a 1/2 inch rebar with plastic cap stamped LS 1289; and the TRUE POINT OF BEGINNING; thence leaving said road and bearing South, 220 feet to a 1/2 inch rebar with LS 1289; thence West parallel to said road, 400.00 feet, more or less, to the Easterly side line of that tract of land described in Deed recorded in Volume 74, page 637, Deed Records of Klamath County, Oregon, in which M. E. and O. B. Cornett were grantees; thence North along said Easterly side line to the South margin of Booth Road; thence Easterly, along said margin to the True Point of Beginning.