



After recording return to:
Robert T. Mann and Margaret M.
Kelley

Until a change is requested all tax statements
shall be sent to the following address:
Robert T. Mann and Margaret M.
Kelley

File No.: 7021-1139812 (DMC)
Date: January 14, 2008

2008-001049

Klamath County, Oregon



01/25/2008 02:46:33 PM

Fee: \$31.00

THIS SPACE

STATUTORY WARRANTY DEED

Q. Eileen Ward as sole trustee of the Ward Family 1986 Trust UDT dated 9/9/86, Grantor, conveys and warrants to **Robert T. Mann and Margaret M. Kelley, husband and wife, as to a 51% interest and James S. Harrison, a single man as to a 49% interest as tenants in common**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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 **\$290,000.00**. (Here comply with requirements of ORS 93.030)

F31-

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 24 day of January, 2008.

Ward Family 1986 Trust UDT dated 9/9/86

Q. Eileen Ward
Q. Eileen Ward, Trustee

STATE OF CALIFORNIA)
~~Oregon~~)
County of SAN DIEGO)ss.
Klamath)

This instrument was acknowledged before me on this 24 day of JAN, 2008
by **Eileen Q. Ward, Trustee.**

[Signature]
Dori Crain SETH ESSENFELD
Notary Public for ~~Oregon~~ CALIFORNIA
My commission expires: ~~November 7, 2009~~
FEB 20, 2010

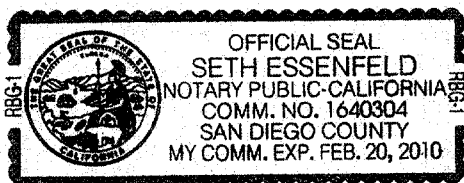


EXHIBIT A

LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 40 SOUTH, RANGE 7 EAST, WILLAMETTE MERIDIAN, IN KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 1 ON THE RANGE LINE BETWEEN RANGES 7 AND 8, EAST OF THE WILLAMETTE MERIDIAN; THENCE NORTH 00° 03' 59" WEST 1735.17 FEET TO A 5/8 INCH IRON ROD ON THE SAID RANGE LINE; THENCE SOUTH 89° 56' 01" WEST 198.00 FEET AT RIGHT ANGLES TO THE SAID RANGE LINE TO A 5/8 INCH IRON ROD; THENCE NORTH 00° 03' 59" WEST 435.64 FEET AND PARALLEL TO SAID RANGE LINE TO A 5/8 INCH IRON ROD, BEING THE SOUTHEASTERLY CORNER OF SAID PARCEL, THE TRUE POINT OF BEGINNING; THENCE SOUTH 89° 56' 01" WEST 202.00 FEET AT RIGHT ANGLES TO THE SAID RANGE LINE TO A 5/8 INCH IRON ROD; THENCE NORTH 00° 03' 59" WEST AND PARALLEL TO THE SAID RANGE LINE TO A POINT AT THE INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF HIGHWAY 66; THENCE EASTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY TO A 5/8 INCH IRON ROD AT THE INTERSECTION OF SAID LINE WITH A LINE RUNNING PARALLEL TO, AND 198.00 FEET FROM SAID RANGE LINE WHEN MEASURED AT RIGHT ANGLES TO SAID RANGE LINE; THENCE SOUTH 00° 03' 59" EAST 224.36 FEET AND PARALLEL TO THE SAID RANGE LINE TO THE POINT OF BEGINNING.

This legal description was created prior to January 1, 2008