

THIS SPACE

2008-001364

Klamath County, Oregon



00039449200800013640030032

02/01/2008 03:29:19 PM

Fee: \$31.00



MT81407-SH

After recording return to:

Denene M. Delgado

4016 Ezell Avenue

Klamath Falls, OR 97603

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

Denene M. Delgado

4016 Ezell Avenue

Klamath Falls, OR 97603

Escrow No. MT81407-SH

Title No. 0081407

SWD

STATUTORY WARRANTY DEED

Robert E. Ewing, a protected person and Alice M. Ewing, as tenants in common, Grantor(s) hereby convey and warrant to **Denene M. Delgado, 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 **\$140,000.00**.

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.

3/1/08

Dated this 30th day of JAN-, 2008.

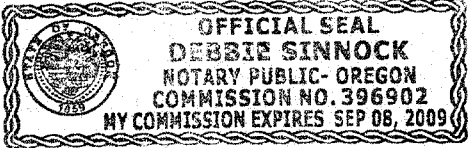
Robert E. Ewing

BY: [Signature] Conservator - Guardian
Marsha L. Eccles, Guardian/Conservator for Robert Ewing

Alice M. Ewing
Alice M. Ewing

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 1-30-, 2008 by Alice M. Ewing.

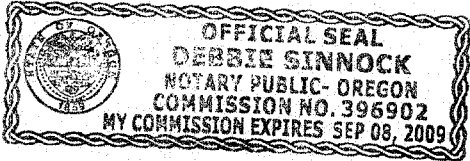


[Signature]
(Notary Public for Oregon)

My commission expires 9-8-09

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 1-30, 2008 by Marsha L. Eccles as Guardian/Conservator for Robert E. Ewing.



[Signature]
(Notary Public for Oregon)

My commission expires 9-8-09

EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at an iron pin on the Southerly right of way line of Ezell Avenue which lies North $1^{\circ} 12'$ West along the Section line (which is the center line of Summers Lane) a distance of 948.4 feet and South $89^{\circ} 40'$ West along the Southerly right of way line of Ezell Avenue a distance of 270 feet from the iron point which marks the Southeast corner of the NE1/4 of the NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, and running thence: Continuing South $89^{\circ} 40'$ West along the Southerly right of way line of Ezell Avenue a distance of 181.2 feet to an iron pin which lies on the Easterly right of way line of the United States Reclamation Service Drain; thence South $30^{\circ} 38'$ East along the Easterly right of way of the United States Reclamation Service Drain a distance of 288.3 feet to an iron pin; thence North $89^{\circ} 40'$ East a distance of 39.5 feet to an iron pin; thence North $1^{\circ} 12'$ West a distance of 249 feet, more or less, to the point of beginning, said tract being in the NE1/4 of the NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.