

2008-006369

Klamath County, Oregon



After recording return to:  
Calvin Charles Collier and Ann  
Elizabeth Ledgerwood Collier  
12176 Highway 66  
Klamath Falls, OR 97601

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

Calvin Charles Collier and Ann  
Elizabeth Ledgerwood Collier  
12176 Highway 66  
Klamath Falls, OR 97601

File No.: 7021-1199252 (ALF)

Date: April 03, 2008

THIS SPACE



05/01/2008 03:31:49 PM

Fee: \$31.00

### STATUTORY WARRANTY DEED

**Donald K. Schwinn and Debra M. Schwinn, as tenants by the entirety**, Grantor, conveys and warrants to **Calvin Charles Collier and Ann Elizabeth Ledgerwood Collier, husband and wife as tenants by the entirety**, 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 **\$218,000.00**. (Here comply with requirements of ORS 93.030)

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, 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 ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 1 day of May, 2008.

Donald K. Schwinn  
Donald K. Schwinn

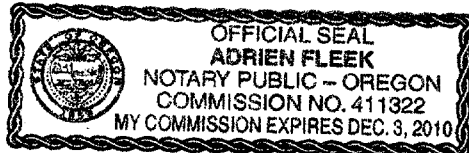
Debra M. Schwinn  
Debra M. Schwinn

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 1 day of May, 2008  
by **Donald K. Schwinn and Debra M. Schwinn.**

Adrien Fleek

Notary Public for Oregon  
My commission expires: 12-3-10



**EXHIBIT A**

LEGAL DESCRIPTION:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE NE 1/4 OF SECTION 32, TOWNSHIP 39 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, FROM WHICH THE QUARTER CORNER COMMON TO SECS. 32 AND 33 BEARS NORTH 89°34' EAST 30 FEET; THENCE NORTH 0°06' EAST 1311.2 FEET TO THE SOUTHERLY LINE OF THE ASHLAND-KLAMATH FALLS HIGHWAY; THENCE ALONG SAID LINE SOUTH 72°21' WEST 340.1 FEET; THENCE SOUTH 0°06' WEST 1210.35 FEET; THENCE NORTH 89°34' EAST 324.0 FEET TO THE POINT OF BEGINNING, BEING IN THE E 1/2 SE 1/4 NE 1/4 OF SAID SECTION 32.

NOTE: THIS LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 1, 2008.