



THIS SPACE RESERVED

2008-009322
Klamath County, Oregon



00048775200800093220020020

06/25/2008 10:29:30 AM

Fee: \$26.00

After recording return to:

RICHARD H. DOWNEY

1940 S. RICE ROAD

OJAI, CA 93023

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

RICHARD H. DOWNEY

1940 S. RICE ROAD

OJAI, CA 93023

Escrow No. MT82706-LW

Title No. 0082706

SWD

STATUTORY WARRANTY DEED

PHYLLIS JOAN CARTER, Grantor(s) hereby convey and warrant to **RICHARD H. DOWNEY**, 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 **\$269,000.00**.

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.

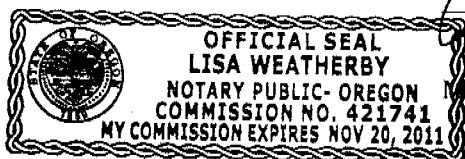
Dated this 25 day of June 08, ____.

Phyllis Joan Carter
PHYLLIS JOAN CARTER

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on June 25, 2008 by PHYLLIS JOAN CARTER.



Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/2011

26 ANT

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the SW1/4 NE1/4 of Section 27, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon and being more particularly described as follows:

Beginning at a point on the Northerly line of Pine Ridge Estates, said point being South 00° 12' 08" East 184.37 feet and South 89° 45' 22" East 661.43 feet from the Northwest corner of said SW1/4 NE1/4; thence North 40° 39' 08" West 50 feet; thence North 82° 14' 32" East 390.90 feet to the Westerly bank of the Williamson River; thence South 46° 49' 00" East along said bank 135.29 feet to the Northerly line of said Pine Ridge Estates; thence along the boundary of said Pine Ridge Estates North 89° 45' 22" West 190.09 feet, South 12° 27' 00" East 164.00 feet and North 61° 38' 22" West 339.40 feet to the point of beginning, with bearings based on Rainbow Park on the Williamson.