



After recording return to:
Laura Olsen
1248 Madison Street
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Laura Olsen
1248 Madison Street
Klamath Falls, OR 97603

File No.: 7021-1216961 (DMC)
Date: May 13, 2008

THIS SPACE F

2008-014083

Klamath County, Oregon



00054694200800140830030034

10/14/2008 02:48:40 PM

Fee: \$31.00

STATUTORY WARRANTY DEED

Darren E. Vaughan, an estate in fee simple, Grantor, conveys and warrants to **Laura Olsen**, 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 **\$160,000.00**. (Here comply with requirements of ORS 93.030)

131

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.

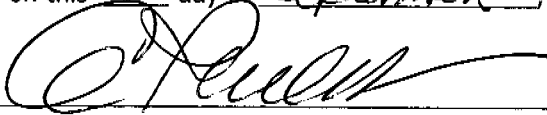
Dated this 30 day of September, 2008.



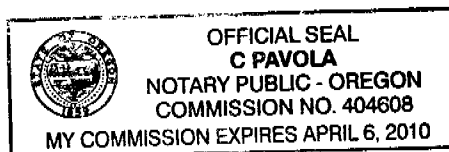
Darren E. Vaughan

STATE OF Oregon)
County of) ss.
)

This instrument was acknowledged before me on this 30 day of September, 2008
by **Darren E. Vaughan**.



Notary Public for Oregon
My commission expires: 04/06/2010



APN: **R450899**

Statutory Warranty Deed
- continued

File No.: **7021-1216961 (DMC)**
Date: **05/13/2008**

EXHIBIT A

LEGAL DESCRIPTION:

A PORTION OF TRACT 71 OF FAIR ACRES SUBDIVISION NO. 1, IN THE COUNTY OF KLAMATH, STATE OF OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID TRACT 71, 161 FEET SOUTH OF THE NORTHEAST CORNER OF SAID TRACT 71; THENCE SOUTH ALONG THE EAST LINE OF TRACT 71, 100 FEET TO A POINT; THENCE WEST AND PARALLEL TO THE NORTH LINE OF SAID TRACT 71, 173 FEET TO A POINT; THENCE NORTH AND PARALLEL TO THE EAST LINE OF SAID TRACT 71, 100 FEET TO A POINT; THENCE EAST AND PARALLEL TO THE NORTH LINE OF SAID TRACT 71, TO THE POINT OF BEGINNING.

This legal description was created prior to January 1, 2008