

NOT 83461-LW



THIS SPACE

2008-014810

Klamath County, Oregon



10/31/2008 03:18:44 PM

Fee: \$26.00

After recording return to:

MARGARET LESLIE EDDY

1412 GROVE LAND TERRACE

EL CAJON, CA 92021

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

MARGARET LESLIE EDDY

1412 GROVE LAND TERRACE

EL CAJON, CA 92021

Escrow No. MT83461-LW

Title No. 0083461

SWD

STATUTORY WARRANTY DEED

RITA A. SHEPPARD and JON M. SHEPPARD, as tenants by the entirety, Grantor(s) hereby convey and warrant to MARGARET LESLIE EDDY and RONALD R. SNIPES, with the rights of survivorship, 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:

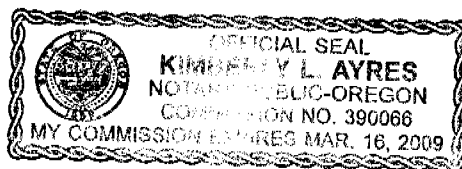
The true and actual consideration for this conveyance is **\$275,000.00**.

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 30 day of Oct., 08.

Rita A. Sheppard
RITA A. SHEPPARD

Jon M. Sheppard
JON M. SHEPPARD



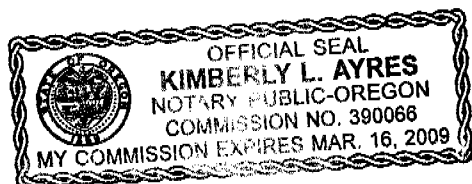
State of Oregon

County of Tackson

This instrument was acknowledged before me on 10/30, 2008 by RITA A. SHEPPARD and JON M. SHEPPARD.

Kimberly L. Ayres
(Notary Public for Oregon)

My commission expires 3-16-09



26 Amt

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the S1/2 SE1/4, Section 30, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a ½ inch iron rod on the Easterly right-of-way line of Oregon State Highway 62 from which the one-quarter corner common to Sections 30 and 31 bears South 12° 02' 07" West, 841.54 feet; thence South 89° 24' 05" East, 934.42 feet leaving said Easterly line to a one-half inch iron rod; thence South 00° 02' 56" East, 491.70 feet to a ½ inch iron rod; thence North 89° 34' 07" West, 832.86 feet to a ½ inch iron rod on said Easterly line; thence North 11° 38' 01" West, 505.58 feet along said Easterly line to the point of beginning.