

WTC 84905-MS

THIS SPACE R

2009-008771  
Klamath County, Oregon



06/24/2009 03:24:21 PM

Fee: \$26.00

After recording return to:

Thomas A. Ferguson

585 Longacre Lane

Klamath Falls, OR 97601

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

Thomas A. Ferguson

585 Longacre Lane

Klamath Falls, OR 97601

Escrow No. MT84905-MS

Title No. 0084905

SWD

### STATUTORY WARRANTY DEED

**Richard Roy Laney**, Grantor(s) hereby convey and warrant to **Thomas A. Ferguson**, 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:

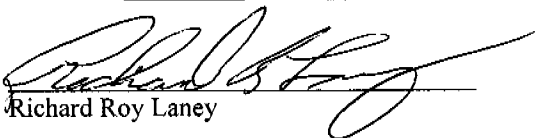
**SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

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 **\$85,000.00**.

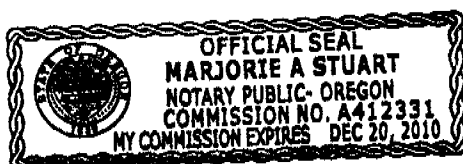
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS 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.

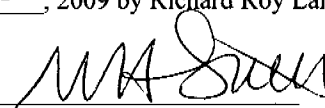
Dated this 16<sup>th</sup> day of June, 2009

  
Richard Roy Laney

State of Oregon  
County of Klamath

This instrument was acknowledged before me on 6/16, 2009 by Richard Roy Laney.



  
(Notary Public for Oregon)

My commission expires 12/20/10

26pm

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A Parcel of land situated in the SE1/4 SW1/4 of Section 7, Township 38 South, Range 9 E.W.M., Klamath County, Oregon, being more particularly described as:

Beginning at a point on the Easterly right of way line of old Dalles-California Highway (Wocus Road) which bears North 89°42' West a distance of 710.5 feet and North 06°02' East a distance of 241.8 feet from the 1/4 corner common to Sections 7 and 18, said Township and Range; thence North 06°02' East along said Highway right of way, a distance of 328.5 feet to a point; thence North 59°53' East a distance of 328.5 feet to a point; thence North 06°02' East a distance of 19.93 feet to a point on the Southerly line of a tract of land described as Parcel 1 in Deed Volume 314, page 128, records of Klamath County, Oregon; thence South 89°39' East along said Southerly line, a distance of 152.1 feet to the Northeasterly corner of a parcel described in Deed Volume 258, page 564, records of Klamath County, Oregon; thence South 06°02' West, along the Easterly line of last mentioned parcel, a distance of 252.12 feet, more or less, to the Northerly line of a roadway; thence South 59°53' West along said Northerly line, a distance of 515.0 feet, more or less, to the point of beginning.

Excepting therefrom that portion described in the Deed to Klamath County, recorded August 30, 1994 in Volume M94, page 23672, Microfilm Records of Klamath County, Oregon.