

Send Tax Statements to Grantee at:

Brian Presley

6506 Rosa Lane

La Pine, OR 97739

After Recording return to:

Paul Heatherman PC

PO Box 8

Bend, OR 97709

2010-013331

Klamath County, Oregon



00093027201000133310020023

11/17/2010 08:13:28 AM

Fee: \$42.00

STATUTORY WARRANTY DEED

Eric Dummann and Chasity Cianciolo, Grantors, convey and warrant to Brian Presley, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

See Exhibit A, attached.

together with a 1975 Homette manufactured home.

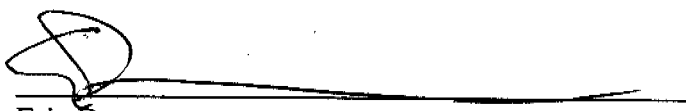
Tax Identification Number: 2310-016CO-02500 Acct. No. 136579 and M45052

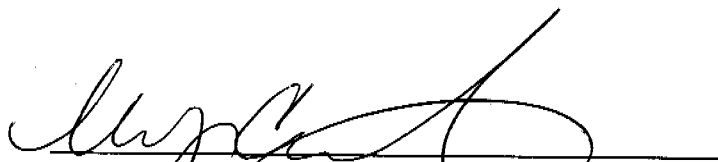
The true consideration for this conveyance is \$80,000.00

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Buyer has had the opportunity to inspect the property as to environmental hazards or defects. Buyer hereby assumes the responsibility for any environmental hazards or defects and will hold seller harmless from any costs of inspection, removal, or any other expenses in connection with any pollution hazard.

DATED this 12 day of November, 2010.

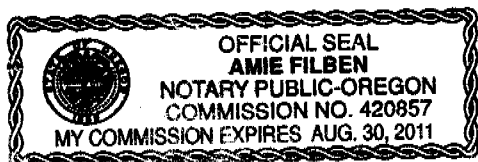

Eric Dummann

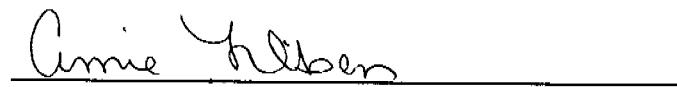

Chasity Cianciolo

STATE OF OREGON, County of Deschutes) ss.

Personally appeared before me the above named Eric Dummann and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

Before me this 12 day of November, 2010.

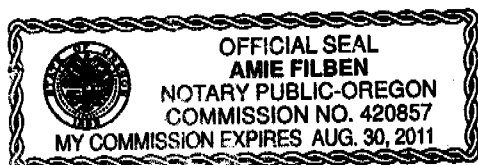



NOTARY PUBLIC FOR OREGON

STATE OF OREGON, County of Deschutes) ss.

Personally appeared before me the above named Chasity Cianciolo and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

Before me this 12 day of November, 2010.




NOTARY PUBLIC FOR OREGON

EXHIBIT "A"
LEGAL DESCRIPTION

That portion of the S1/2 of the S1/2 of the NW1/4 of the SW1/4 of Section 16, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of the S1/2 of the S1/2 of the NW1/4 of the SW1/4 of Section 16, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence North 88° 38' 46" East 428.75 feet; thence South 00° 38' 49" East 283.00 feet; thence South 88° 47' 20" West 427.67 feet; thence North 00° 50' 37" West 281.94 feet to the true point of beginning.

Also described as Parcel 3 of Major Land Partition 78-03, (Survey No. 2752), as filed in the Klamath County Engineer's Office

TOGETHER WITH an easement 30 feet in width for ingress, egress and public utilities over and across the North 30 feet of the S1/2 S1/2 NW1/4 SW1/4 of Section 16, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.