

05 MAY 09 PM 3:10

MTZ-69311 KR



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Lawrence O. Redd
2929 Long Lake Road
Klamath Falls, OR 97601

State of Oregon, County of Klamath
Recorded 05/03/2005 3:13 P m
Vol M05 Pg 31859-60
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

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

Lawrence O. Redd
2929 Long Lake Road
Klamath Falls, OR 97601

Escrow No. MT69311-KR

STATUTORY WARRANTY DEED

Ted B. Devore and Karen Devore, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Lawrence O. Redd and Shelley J. Redd, as tenants by the entirety**, 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:

LEGAL DESCRIPTION

A tract of land situated in the SE1/4 NE1/4 of Section 11, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the North 1/16 corner common to Section 12 and said Section 11; thence South 89° 42' 53" West along the North line of said SE1/4 NE1/4, 1202.45 feet to a point on the Southerly right of way line of Long Lake Road (County Road 774); thence along said Southerly right of way line South 29° 54' 23" East 296.22 feet, along the arc of a curve to the left (radius = 680.00 feet and central angle = 23° 44' 45") 281.82 feet, South 53° 39' 08" East 144.22 feet, along the arc of a curve to the left (radius = 1130.00 feet and central angle = 17° 28' 43") 344.72 feet, South 71° 07' 51" East 88.03 feet, along the arc of a curve to the right (radius = 870.00 feet and central angle = 16° 06' 07") 244.50 feet and South 55° 01' 44" East 158.87 feet to a 5/8" iron pin with L.S. 1068 plastic cap on the East line of said SE1/4 NE1/4; thence North 01° 02' 12" East 946.05 feet to the point of beginning, and with bearings based on record of Survey No. 4462. All points are marked with a 5/8" iron pin with Tru-Line Surveying plastic cap, unless otherwise noted.

Tax Account No: 3908-00000-02102-000 Key No: 12042

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 **\$282,000.00**.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 2nd day of May, 2005.

Ted B. Devore
Ted B. Devore

Karen Devore
Karen Devore

260 am

This acknowledgement is attached to a Statutory Warranty Deed from Ted B. Devore and Karen Devore to Lawrence O. Redd and Shelley J. Redd.

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on May 2, 2005 by Ted B. Devore and Karen Devore.



Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2007