

MT-71122LW



**M05-63605**

Klamath County, Oregon

09/06/2005 03:17:09 PM

Pages 2 Fee: \$26.00

After recording return to:

CLEM J. PINE

4406 BRISTOL AVE.

KLAMATH FALLS, OR 97601

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

CLEM J. PINE

4406 BRISTOL AVE.

KLAMATH FALLS, OR 97601

Escrow No. MT71122-LW

Title No. 0071122

SWD

### STATUTORY WARRANTY DEED

**DONALD H. GRIGGS and SHIRLEY R. GRIGGS, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **CLEM J. PINE and ANN J. PINE, 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:

A portion of the S1/2 S1/2 NW1/4 SW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the intersection of the South boundary of Bristol Avenue with the Easterly right of way line of the A-3-C Lateral of the Klamath Irrigation District, which point is North 89° 38' East 596.76 feet and thence South 10° 28' East 30.48 feet from the Northwest corner of said S1/2 S1/2 NW1/4 SW1/4 of said Section 11; thence North 89° 38' East along said South boundary of Bristol Avenue, a distance of 205.43 feet; thence South 0° 22' East 241.8 feet, more or less, to the Northeasterly boundary of said A-3-C Lateral of the Klamath Irrigation District; thence North 59° 18' West along said Northeasterly boundary, a distance of 172.62 feet; thence Northwesterly along the arc of a circle to the right, the radius of which circle is 87.5 feet and the long chord of which bears North 34° 53' West 72.34 feet; thence North 10° 28' West along said Northeasterly boundary, a distance of 94.58 feet, more or less, to the point of beginning.

Tax Account No: 3909-011CB-08300-000

Key No: 553957

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 **\$239,000.00**.

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.

260

Dated this 6 day of Sept 2005.

Donald H. Griggs  
DONALD H. GRIGGS

Shirley R. Griggs  
SHIRLEY R. GRIGGS

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on September 6, 2005 by DONALD H. GRIGGS and SHIRLEY R. GRIGGS.

Lita Weatherby  
(Notary Public for Oregon)

My commission expires 11/20/07

