

MTL-72312LW



**M05-70409**

Klamath County, Oregon

12/05/2005 02:46:37 PM

Pages 2 Fee: \$26.00

After recording return to:

DORENA ANN COON

2201 LELAND CT.

PITTSBURG, CA 94565

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

DORENA ANN COON

2201 LELAND CT.

PITTSBURG, CA 94565

Escrow No. MT72312-LW

Title No. 0072312

SWD

### STATUTORY WARRANTY DEED

**KENNETH G. BOE**, Grantor(s) hereby convey and warrant to **DORENA ANN COON**, 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:

#### EXHIBIT "A" LEGAL DESCRIPTION

Lot 7, Block 4, LONE PINE ON THE SPRAGUE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH an undivided 1/80 interest in and to the following to wit:

A tract of land situated in the SW1/4 SE1/4 of Section 11 and the NE1/4 of Section 14, all in Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon more particularly described as follows:

Beginning at an iron pin on the west line of the SW1/4 SE1/4 of said Section 11, said point being North 0° 07' 13" West a distance of 71.79 feet from the South one-fourth corner of said Section 11; thence South 62° 56' 13" East 572.55 feet; thence on the arc of a 130-foot radius curve to the right 24.17 feet; thence South 52° 17' 05" East 440.74 feet; thence on the arc of a 130-foot radius curve to the right 33.42 feet; thence South 37° 33' 14" East 141.09 feet; thence on the arc of a 130-foot radius curve to the right 71.41 feet thence South 06° 04' 53" East 158.13 feet; thence on the arc of a 70-foot radius curve to the left 78.84 feet; thence South 71° 26' 17" East 279.26 feet; thence South 72° 03' 37" East 210.79 feet; thence on the arc of a 130 foot radius curve to the right 129.94 feet; thence South 14° 47' 22" East 269.56 feet; thence South 30 East ° to the intersection with the thread or centerline of Sprague River; thence Northwesterly along the thread of the Sprague River to its intersection with the West line of the SW1/4 SE1/4 of said Section 11; thence South 0° 07' 13" East along said West line to the point of beginning.

Tax Account No: 3509-014A0-03600-000

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Key No: 253521

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26.00

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 **\$17,000.00**.

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 8 day of Nov 2005

Kenneth G. Boe  
KENNETH G. BOE

STATE OF CALIFORNIA

COUNTY OF EL DORADO <sup>SS.</sup>

On NOVEMBER 8, 2005 before me, BARRY J. BULLIS personally appeared KENNETH G. BOE personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that HE executed the same in his authorized capacity(ies), and that by his signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Barry J. Bullis

