

mtc-13910-7587

THIS SPACE RESEI

M06-08386

Klamath County, Oregon

04/28/2006 03:15:48 PM

Pages 2 Fee: \$26.00



After recording return to:

Ruth Joyce Scogin, et al

4413 Denver Avenue

Klamath Falls, OR 97603

Until a change is requested all

tax statements shall be sent to

The following address:

Same as above

SWD

### STATUTORY WARRANTY DEED

**Ruth Joyce Scogin**, Grantor(s) hereby convey and warrant to **Ruth Joyce Scogin and Melton Scogin, not as tenants in common, but with rights of survivorship**, 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 legal description attached hereto and made a part hereof by this reference

Tax Account No: 3909-011BC-00800-000

Key No: 551272

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 **other than \$**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 APPROVED USES AND 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated this 19 day of April, 2006.

Ruth Joyce Scogin  
Ruth Joyce Scogin

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

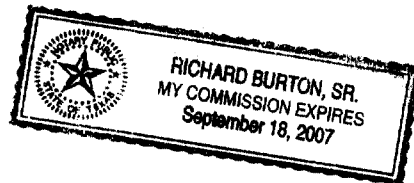
State of Texas

County of Denton

This instrument was acknowledged before me on April 19, 2006 by Ruth Joyce Scogin.

Richard Burton Sr.  
(Notary Public)

My commission expires \_\_\_\_\_



26.00

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

A parcel of land situate in the N  $\frac{1}{2}$  SW  $\frac{1}{4}$  NW  $\frac{1}{4}$  of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point marked by an iron pin driven into the ground in the center line of a 60 foot roadway from which the section corner common to Sections 2, 3, 10 and 11, Township 39 South, Range 9 E.W.M., bears South 89 degrees 44  $\frac{1}{2}$  ' West along the center line of said roadway 744.4 feet to a point in the West Boundary of said section 11, and North 0 degrees 13  $\frac{1}{2}$  ' West along the Section line 1662.5 feet; running thence North 89 degrees 44  $\frac{1}{2}$  ' East along the center line of above mentioned roadway, a distance of 67.5 feet; thence North 0 degrees 7' West 331.9 feet, more or less, to a point in the Northerly boundary of said N  $\frac{1}{2}$  SW  $\frac{1}{4}$  NW  $\frac{1}{4}$  of said Section 11; thence South 89 degrees 47' West along said boundary line 67.5 feet; thence South 0 degrees 7' East 331.95 feet, more or less, to the point of beginning.