

44g2443166w

MTC 74946



M06-15269

Klamath County, Oregon

07/28/2006 03:28:05 PM

Pages 2 Fee: \$26.00

Return to:
Lawyers Title Insurance Corporation
502 West Main Street, Suite 103
Medford, OR 97501

Until a change is requested, all tax statements shall be sent
to the following address:
Paul A. Zutter

9075 Hwy 66
Klamath Falls, OR 97601

STATUTORY BARGAIN AND SALE DEED

Tammy S. Zutter, Grantor, conveys to Paul A. Zutter, Grantee, the following described real property:


See Exhibit A" attached and incorporated herein by reference.

Tax Account No. 3908-02700-00900-000

The true consideration for this conveyance is 10,535.00


BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY UNDER ORS 197.352. 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

Dated 24 day of July, 2006


Tammy S. Zutter

STATE OF OREGON
County of klamath

This instrument was acknowledged before me this 24 day of July, 2006 by Tammy S. Zutter.


Notary Public for the State of Oregon
My commission expires: Nov 18, 2007



Order No. 44g0443166

26.00

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of real property in the NE1/4 of the NW1/4 of Section 27, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being a portion of that tract of land described and recorded in Volume 253, page 138, Deed Records of Klamath County, Oregon and being more particularly described as follows:

Beginning at the quarter section corner common to Sections 27 and 22, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence West along the section line a distance of 257.80 feet; thence South 122.00 feet; thence South 31° 05' East, a distance of 391.17 feet, more or less, to the most Easterly corner of that parcel of land described and recorded in Volume 253, page 139, Deed Records of Klamath County, Oregon, said corner being on the Northerly right of way boundary of the Klamath Falls-Ashland Highway; thence North 48° 08' East along the Northerly right of way boundary of said highway, a distance of 75.00 feet to the North-South centerline of Section 27; thence North along same, 407.00 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM that portion thereof as conveyed to the State of Oregon by and through its Department of Transportation, Highway Division, by deed recorded April 26, 1989 in Volume M89, page 7062, Microfilm Records of Klamath County, Oregon, as corrected by deed recorded August 11, 1989 in Volume M89, page 14893, Microfilm Records of Klamath County, Oregon, and as further corrected by deed recorded September 25, 1989 in Volume M89, page 18020.

Tax Account No: 3908-02700-00900-000

Key No: 498312