

2006-018844

Klamath County, Oregon



THIS



09/19/2006 03:47:13 PM

Fee: \$36.00

After recording return to:
Nathan C. Webb and Shareen J.
Webb

2221 LINDLEY WAY
KLAMATH FALLS, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Nathan C. Webb and Shareen J. Webb
Address as shown above.

File No.: 7021-892834 (MTA)
Date: September 05, 2006

STATUTORY WARRANTY DEED

STANLEY R. HOFF, Grantor, conveys and warrants to **NATHAN C. WEBB and SHAREEN J. WEBB, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. The **2006-'07** Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$175,000.00**. (Here comply with requirements of ORS 93.030)

36. F

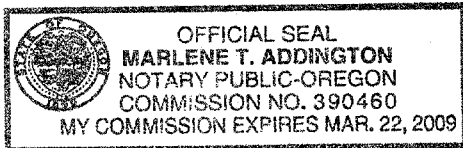
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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 ORS 197.352.

Dated this 19th day of September, 2006.

S. Stanley R. Hoff
Stanley R. Hoff

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 19th day of September, 2006 by **Stanley R. Hoff**.



Marlene T. Addington
Notary Public for Oregon
My commission expires: March 22, 2009

EXHIBIT A

LEGAL DESCRIPTION:

PARCEL 1:

A TRACT OF LAND SITUATED IN THE S 1/2 OF THE NW 1/4 OF SECTION 5, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN LOCATED SOUTH 429.0 FEET AND EAST 1708.8 FEET FROM THE IRON PIN WHICH MARKS THE SW CORNER OF THE NW 1/4 NW 1/4 OF SECTION 5 TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN; THENCE EAST 300.00 FEET TO AN IRON PIN; THENCE SOUTH 398.0 FEET TO AN IRON PIN; THENCE WEST 300.00 FEET TO AN IRON PIN; THENCE NORTH 398.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 2:

A TRACT OF LAND SITUATED IN THE S 1/2 NW 1/4 OF SECTION 5, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ONE-HALF INCH IRON PIN LOCATED SOUTH A DISTANCE OF 429.0 FEET, EAST A DISTANCE OF 2008.8 FEET, AND SOUTH A DISTANCE OF 224.42 FEET FROM THE IRON PIN MARKING THE SOUTHWEST CORNER OF THE NW 1/4 NW 1/4 OF SAID SECTION 5; THENCE EAST A DISTANCE OF 195.76 FEET TO A ONE-HALF INCH IRON PIN ON THE WESTERLY LINE OF RIVERSIDE DRIVE; THENCE S16°50' EAST ALONG THE WESTERLY LINE OF RIVERSIDE DRIVE A DISTANCE OF 181.39 FEET TO A 3/4 INCH IRON PIPE; THENCE WEST A DISTANCE OF 248.29 FEET (RECORD DISTANCE IS 248.2 FEET) TO A ONE-HALF INCH IRON PIPE; THENCE NORTH A DISTANCE OF 173.62 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION DEEDED TO THE STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION BY DEED RECORDED DECEMBER 5, 1967 IN VOLUME M67 PAGE 9431 DEED RECORDS OF KLAMATH COUNTY, OREGON

PARCEL 3:

A PARCEL OF LAND LYING IN THE NW OF SECTION 5, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, A BEING A PORTION OF THAT PROPERTY DESCRIBED IN THAT DEED TO THE STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION, RECORDED IN BOOK M67 PAGE 6169 OF KLAMATH COUNTY RECORDS OF DEEDS; THE SAID PARCEL BEING THAT PORTION OF SAID PROPERTY LYING WESTERLY OF A LINE WHICH IS PARALLEL TO AND 50 FEET WESTERLY OF THE CENTER LINE OF RIVERSIDE STREET AS SAID STREET HAS BEEN RELOCATED, WHICH CENTER LINE IS DESCRIBED AS FOLLOWS;

BEGINNING AT ENGINEER'S CENTER LINE STATION "R" 12+50, SAID STATION BEING 3774.10 FEET NORTH AND 2264.22 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION 5; THENCE ON A 716.20 FOOT RADIUS CURVE RIGHT (THE LONG CHORD OF WHICH BEARS SOUTH 1°41'30" WEST) 251.25 FEET; THENCE ON A SPIRAL CURVE RIGHT (THE LONG CHORD OF WHICH BEARS SOUTH 13°52'30" WEST) 80 FEET; THENCE SOUTH 14°56'30" WEST, 48.20 FEET; THENCE ON A SPIRAL CURVE LEFT (THE LONG CHORD OF WHICH BEARS SOUTH 8°56'48" WEST) 120 FEET TO ENGINEER'S CENTER LINE STATION "R" 17+49.45.