

2006-020082

Klamath County, Oregon



00005582200600200820020020

10/05/2006 11:45:48 AM

Fee: \$26.00



After Recording Return To:

Monte Goldbeck

~~4012 Kildare~~ PO Box 40112

Eugene OR 97404

Send Tax Statements To:

Monte Goldbeck

~~4012 Kildare~~ PO Box 40112

Eugene OR 97404

1st

Title Order No. 7029-882124

Escrow No. 200611337

Tax Account No. R-3909-02900-01700

WARRANTY DEED

(ORS 93.850)

Marian L. Sevruck, an estate in fee simple, Grantor, conveys and warrants to Monte Goldbeck, an estate in fee simple, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

See Exhibit 'A' attached hereto and by reference made a part hereof.

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, 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.

The true consideration for this conveyance is \$50,000.00.

Dated this 5th day of September, 2006.

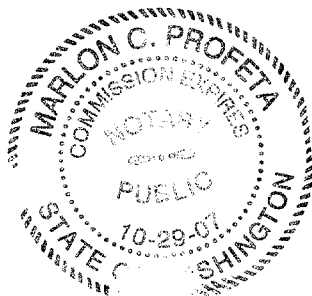
Marian L. Sevruck
Marian L. Sevruck

State of WA, County of Snohomish) ss.

This instrument was acknowledged before me on September 5, 2006
by Marian L. Sevruck.

Notary Public

My commission expires: 10/29/2007



26-F

Exhibit "A"

Real property in the County of Klamath, State of Oregon, described as follows:

A TRACT OF LAND SITUATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 29, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THE SW 1/4 AND THE NORTH LINE OF DEL FATTI COUNTY ROAD; THENCE WEST ALONG THE NORTH LINE OF SAID ROAD 660 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG THE SAID NORTH ROAD LINE 350 FEET; THENCE NORTH PARALLEL TO THE EAST LINE OF THE SW 1/4 622 FEET; THENCE EAST 350 FEET; THENCE SOUTH 622 FEET TO THE POINT OF BEGINNING.

Tax Parcel Number: R585414 and M64307

Subject to:

Taxes for the fiscal year 2006-2007 a lien due, but not yet payable.

The assessment roll and the tax roll disclose that the within described premises were specially zoned or classified for Farm use. If the land has become or becomes disqualified for such use under the statute, an additional tax or penalty may be imposed.

The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.

Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.

Agreement, including terms and provisions thereof.

Between:	G. W. White et ux and United States of America
Recorded:	August 13, 1908 in Volume 24 page 506, Deed records of Klamath County, Oregon

Easement, including terms and provisions contained therein:

Recording Information:	in Book 28 page 606, Deed records of Klamath County, Oregon
In Favor of:	United States of America
For:	an easement 50' wide