

2006-020211

Klamath County, Oregon



00005732200600202110030031

10/06/2006 03:54:55 PM

Fee: \$31.00



After recording return to:

Andrew M. Molatore

7961 Kings Way
Klamath Falls, Or. 97603

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

Andrew M. Molatore

7961 Kings Way
Klamath Falls, Or. 97603

File No.: 7021-907475 (DMC)

Date: October 03, 2006

THIS SPACE

STATUTORY WARRANTY DEED

Rodney Dowse and Tonya Dowse as tenants by the entirety, Grantor, conveys and warrants to **Andrew M. Molatore, a single person and Darcy L. Johnson a single person**, 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 **2006-2007** 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 **\$340,000.00**. (Here comply with requirements of ORS 93.030)

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 5th day of October, 2006.

Rodney Dowse
Rodney Dowse

Tonya Dowse
Tonya Dowse

STATE OF ~~Oregon~~ California)
)ss.
County of ~~Klamath~~ Siskiyou)

This instrument was acknowledged before me on this 5th day of October, 2006
by **Rodney Dowse and Tonya Dowse.**

Danielle Latham
-Dori Crain

Notary Public for Oregon- California
My commission expires: November 7, 2009- 4-13-2008



EXHIBIT A

LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN THE NW¼ OF SECTION 18, TOWNSHIP 39 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 18, THENCE S.00°01'10"W. 2132.47 FEET; THENCE S.89°51'42"E. 1765.28 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE N.00°00'22"E. 372.81 (372.55 BY DEED) FEET; THENCE S.89°55'23"E. 269.62 FEET; THENCE S.00°00'23"W. 373.10 FEET; THENCE N.89°51'42"W. 269.62 FEET TO THE TRUE POINT OF BEGINNING, WITH BEARINGS BASED ON RECORDED SURVEY NO. 2026, AS RECORDED IN THE KLAMATH COUNTY SURVEYOR'S OFFICE. SAVING AND EXCEPTING THE EASTERLY 27.15 FEET THEREOF.

TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED ROADS:

60-FOOT STRIPS OF LAND SITUATED IN THE N½ OF SECTION 18, T. 39 S., R. 10 E.W.M., KLAMATH COUNTY, OREGON, BEING 30 FEET ON EITHER SIDE OF MEASURED AT RIGHT ANGLES FROM THE FOLLOWING DESCRIBED CENTER LINES:

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY 39, SAID POINT BEING S.00°01'10"W. 2162.47 FEET AND S.89°51'42"E. 25.31 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 18; THENCE S.89°51'42"E. 2548.10 FEET TO A POINT, N.89°51'42"W. 30.00 FEET FROM THE EAST LINE OF THE NW¼ OF SAID SECTION 18.

ALSO, BEGINNING AT THE CENTER ¼ CORNER OF SAID SECTION 18; THENCE N.00°00'23"E. 1334.32 FEET TO THE C-N 1/16 CORNER OF SAID SECTION 18.

ALSO, BEGINNING AT A POINT S.00°01'10"W. 2192.47 FEET AND S.89°51'42"E. 1323.84 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 18; THENCE S.00°02'03"E. 465.00 FEET TO THE SOUTH LINE OF THE NW¼ OF SAID SECTION 18.

ALSO, BEGINNING AT A POINT S.00°01'10"W. 2132.47 FEET AND S.89°51'42"E. 599.83 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 18; THENCE N.00°02'42"W. 409.32 FEET; THENCE S.89°59'04"E. 132.38 FEET; THENCE ON THE ARC OF A CURVE TO THE RIGHT (RADIUS = 250.00 FEET, CENTRAL ANGLE = 47°03'50") 205.35 FEET; THENCE S.42°55'14"E. 81.00 FEET; THENCE ON THE ARC OF A CURVE TO THE LEFT (RADIUS = 175.06 FEET, CENTRAL ANGLE = 71°03'30") 217.11 FEET; THENCE N.66°01'16"E. 144.49 FEET; THENCE ON THE ARC OF A CURVE TO THE LEFT (RADIUS = 370.00 FEET, CENTRAL ANGLE = 69°18'42") 447.60 FEET; THENCE N.03°17'26"W. 157.53 FEET TO THE NORTH LINE OF THE SE¼NW¼ OF SAID SECTION 18.