

2006-020284

Klamath County, Oregon



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10/09/2006 02:59:55 PM

Fee: \$26.00

RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: Cheryl Madden 3204 Old Midland Road Klamath Falls, OR 97603
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- WARRANTY DEED -

Cheryl Madden and Pat Goodell, Grantor, conveys and warrants to Cheryl Madden and Gary Madden, husband and wife, and Pat Goodell, not as tenants in common, but with right of survivorship, Grantee, the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth herein:

A tract of land located in the SW $\frac{1}{4}$ of Section 34, Township 39, South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the section corner common to Sections 33 and 34 of Township 39 South, Range 9 East of the Willamette Meridian, and Sections 3 and 4 of Township 40 South, Range 9 East of the Willamette Meridian, and running thence North 89°54'05" East along the South line of said Section 4, 1977.00 feet to a point, thence North 0°05'25" West 30.00 feet to the true point of beginning, said true point of beginning being on the Northerly right of way line of Midland Road; from said true point of beginning; thence North 0°05'25" West 1400.00 feet to a point; thence South 37°36'30" East 542.20 feet to a point; thence South 0°04'55" East 970.00 feet to a point on the Northerly right of way line of said Midland Road; thence South 89°54'05" West along said right of way line, 330.00 feet to the true point of beginning.

Tax Account No. 3909-03400-01800-000 Key No. 587109

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 transfer is zero.

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.

Dated this 27 day of September 2006.

Cheryl Madden
Cheryl Madden

Pat Goodell
Pat Goodell

STATE OF OREGON)
) ss. October 6, 2006.
County of Klamath)

Personally appeared the above-named Cheryl Madden and acknowledged the foregoing instrument to be her voluntary act. Before me:



Karen A. Baker
Notary Public for Oregon
My Commission expires: 9-20-09

STATE OF OREGON)
) ss. September 27, 2006.
County of Klamath)

Personally appeared the above-named Pat Goodell and acknowledged the foregoing instrument to be her voluntary act. Before me:



Karen A. Baker
Notary Public for Oregon
My Commission expires: 9-20-09