

2006-021827

Klamath County, Oregon



After recording return to:
James A. Jackson and Patricia
Jackson
32557 Kentucky Street
Yucaipa, CA 92399-1836

Until a change is requested all tax statements
shall be sent to the following address:
James A. Jackson and Patricia Jackson
32557 Kentucky Street
Yucaipa, CA 92399-1836

File No.: 7021-917831 (DMC)
Date: October 30, 2006

THIS SPA



10/31/2006 03:00:47 PM

Fee: \$31.00

STATUTORY WARRANTY DEED

Stanley Lee and Karen Lee as tenants by the entirety and Anthoney James Lee, Grantor,
conveys and warrants to **James A. Jackson and Patricia Jackson as tenants by the entirety**,
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. 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 **\$29,900.00**. (Here comply with requirements of ORS 93.030)

31-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 31 day of October, 2006.

Stanley Lee
Stanley Lee

Karen Lee
Karen Lee

Anthony James Lee
Anthony James Lee

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 31 day of October, 2006
by **Stanley Lee and Karen Lee and Anthony James Lee.**



Dori Crain
Dori Crain
Notary Public for Oregon
My commission expires: November 7, 2009

EXHIBIT A

LEGAL DESCRIPTION:

LOT 8 IN BLOCK 5, LONE PINE ON THE SPRAGUE, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

TOGETHER WITH AN UNDIVIDED 1/80TH INTEREST IN AND TO THE FOLLOWING:

A TRACT OF LAND SITUATED IN THE SW $\frac{1}{4}$ SE $\frac{1}{4}$ OF SECTION II, AND THE NE $\frac{1}{4}$ OF SECTION 14, ALL IN TOWNSHIP 35 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE WEST LINE OF THE SW $\frac{1}{4}$ SE $\frac{1}{4}$ OF SAID SECTION II, SAID POINT BEING NORTH 0°07'13" WEST A DISTANCE OF 71.79 FEET FROM THE SOUTH $\frac{1}{4}$ CORNER OF SAID SECTION II; THENCE SOUTH 62°56'13" EAST 572.55 FEET; THENCE ON THE ARC OF A 130 FOOT RADIUS CURVE TO THE RIGHT 24.17 FEET; THENCE SOUTH 52°17'05" EAST, 440.74 FEET; THENCE ON THE ARC OF A 130 FOOT RADIUS CURVE TO THE RIGHT 33.42 FEET; THENCE SOUTH 37°33'14" EAST 141.09 FEET; THENCE ON THE ARC OF A 130 FOOT RADIUS CURVE TO THE RIGHT 71.41 FEET; THENCE SOUTH 06°04'53" EAST 158.13 FEET; THENCE ON THE ARC OF A 70 FOOT RADIUS CURVE TO THE LEFT 78.84 FEET; THENCE SOUTH 71°26'17" EAST 279.26 FEET; THENCE SOUTH 72°03'37" EAST 210.79 FEET; THENCE ON THE ARC OF A 130 FOOT RADIUS CURVE TO THE RIGHT 129.94 FEET; THENCE SOUTH 14°47'22" EAST 269.56 FEET; THENCE SOUTH 30° EAST TO THE INTERSECTION WITH THE THREAD OF CENTERLINE OF SPRAGUE RIVER; THENCE NORTHWESTERLY ALONG THE THREAD OF THE SPRAGUE RIVER TO ITS INTERSECTION WITH THE WEST LINE OF THE SW $\frac{1}{4}$ SE $\frac{1}{4}$ OF SAID SECTION II; THENCE SOUTH 0°07'13" EAST ALONG SAID WEST LINE TO THE POINT OF BEGINNING.