



MTCT6777 KR

After recording return to:
South Suburban Sanitary District
2201 Laverne Avenue
Klamath Falls, OR 97603

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

South Suburban Sanitary District
2201 Laverne Avenue
Klamath Falls, OR 97603

Escrow No. MT76777-KR
Title No. 0076777

SWD

THIS SPACE RESER

2006-023969

Klamath County, Oregon



12/01/2006 03:19:56 PM

Fee: \$26.00

STATUTORY WARRANTY DEED

Verland L. Huff and Carolyn R. Huff, as tenants by the entirety, as to Parcel 1, and Klamath Hills Development Corporation, an Oregon Corporation, as to Parcel 2, Grantor(s) hereby convey and warrant to **South Suburban Sanitary District, a municipal corporation,** Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

LEGAL DESCRIPTION

PARCEL 1

The following described property in Section 20, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.:

All that portion of the following described tract, which lies South and East of the California Northeastern Railway right of way, to wit:

The SW1/4 NW1/4 and Lots 3, 4, 16 and 17 being the S1/2 NW1/4 and the N1/2 SW1/4 Section 20, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 3909-02000-01000-000
Tax Account No: 3909-02000-01100-000

Key No: 580981
Key No: 581007

PARCEL 2

That portion of the SW1/4 NE1/4 of Section 20, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of said SW1/4 NE1/4; thence along the centerline of the C-4-E Lateral South 41° 48' East, 767.7 feet; thence on a curve to the left, with a radius of 193.2 feet, for an arc distance of 103.7 feet, with a long chord bearing and distance of South 57° 21' 30" East 103.6 feet; thence South 72° 55' East 217.1 feet; thence on a curve to the right with a radius of 146 feet for an arc distance of 20.6 feet with a long chord bearing and a distance of South 68° 52' 23" East 20.5 feet; thence along the centerline of the No. 1 Drain South 0° 20' East 181.7 feet; thence South 22° 40' East, 524.5 feet to a point on the South line of the NE1/4 of said Section 20; thence along the South line of said NE1/4, West 1028.9 feet; thence along the West line of said NE1/4 North 1365.1 feet to the point of beginning.

Tax Account No: 3909-02000-01200-000

Key No: 581016

240

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 conveyance is **\$600,000.00**.

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 15th day of December, 2006

Verland L. Huff
Verland L. Huff

Carolyn R. Huff
Carolyn R. Huff

Klamath Hills Development Corporation, an Oregon Corporation

BY: Verland L. Huff
Verland L. Huff, President

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Dec. 1, 2006 by Verland L. Huff and Carolyn R. Huff, as individuals Verland L. Huff as President for Klamath Hills Development Corporation, an Oregon Corporation.

Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2007

