

THIS SPACE RE

2007-002421

Klamath County, Oregon



02/12/2007 03:23:26 PM

Fee: \$26.00

MTC78185MS

After recording return to:

Levi R. Clarey

4162 Pine Grove Road

Klamath Falls, OR 97603

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

Levi R. Clarey

4162 Pine Grove Road

Klamath Falls, OR 97603

Escrow No. MT78185-MS

Title No. 0078185

SWD

### STATUTORY WARRANTY DEED

**Kevin G. Melliush**, Grantor(s) hereby convey and warrant to **Levi R. Clarey and Sarah J. Clarey, as tenants by the entirety**, 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:

**SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

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 **\$405,000.00**.

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 8<sup>th</sup> day of FEBRUARY, 2007.

Kevin G. Melliush

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 2/8, 2007 by Kevin G. Melliush.

(Notary Public for Oregon)

My commission expires 12/20/10



2600

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

The S1/2 of the following described property in Klamath County, Oregon:

A parcel of land situated in the SW1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a 1/2 inch iron pin marking the Northeast corner of said SW1/4; thence South along the East line of said SW1/4, 1268.97 feet to a 1/2 inch iron pin on the Westerly right-of-way of Pine Grove Road, a county road; thence Southwesterly along said right-of-way line (long chord – South 14° 37' 27" West, 64.82 feet) to a 1/2 inch iron pin at the intersection of said right-of-way line with the South line of the NE1/4 of said SW1/4; thence North 89° 48' West along said South line of NE1/4 SW1/4, 313.44 feet to a 1/2 inch iron pin marking the Southwest corner of the E1/2 E1/2 of said NE1/4 SW1/4; thence North 0° 6' 40" East along the West line of said E1/2 E1/2 NE1/4 SW1/4; thence South 89° 6' 22" East along the North line of said SW1/4, 327.25 feet to the point of beginning.