



THIS SPACE RESEI

2007-003430  
Klamath County, Oregon



02/28/2007 11:26:34 AM

Fee: \$26.00

MTCTT921

After recording return to:

Michael P. Sweet

P O Box 5904

APO, AE 09803

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

Michael P. Sweet

P O Box 5904

APO, AE 09803

Escrow No. AP0780124

Title No. 0780124

SWD

### STATUTORY WARRANTY DEED

**Daniel C. Ridgeway and Kathleen L. Ridgeway, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **Michael P. Sweet**, 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 **\$395,000.00**.

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 9<sup>th</sup> day of February, 07.

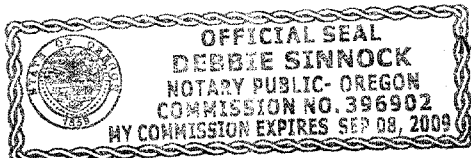
Daniel C. Ridgeway

Kathleen L. Ridgeway

State of Oregon  
County of Klamath

This instrument was acknowledged before me on 2-9-, 2007 by Daniel C. Ridgeway and Kathleen L. Ridgeway.

(Notary Public for Oregon)



My commission expires 9-8-09

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

**PARCEL 1**

All that portion of Government Lots 13, 14, 15, 19, 20, 21, 22, 27, 28, 29 and 30, Section 7, Township 36 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, lying Southerly and Easterly of the tract line of that certain subdivision known as "First Addition to Nimrod River Park" as same is shown on map recorded December 28, 1964, and amended by Order of Vacation issued by the Klamath County board of Commissioners and recorded on January 20, 1966 in Volume M66, page 574 and 575, Deed Records of Klamath County, Oregon, and as further amended by Deed to Klamath for roadway purposes (said deed creating cul-de-sacs at ends of truncated Modoc Street and Cherokee Street) recorded in Volume M66 page 302, Deed Records of Klamath County, Oregon.

EXCEPTING therefrom that portion deeded to the County of Klamath for Park purposes by Deed recorded on March 4, 1966, in Volume M66 page 1845, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING that land lying between Lots 1, 2 and 3 of Block 6, First Addition to Nimrod River Park and the Northerly bank of Sprague River.

**PARCEL 2**

Lot 16, Section 7, Township 36 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, and portion of Lot 9, Section 7, Township 36 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, lying South of the thread of Sprague River, Klamath County, Oregon.

**PARCEL 3**

Government Lots 25, 26, 31 and 32 in Section 12, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

**PARCEL 4**

Lots 1 and 2 in Block 3 of FIRST ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.