

2007-006721

Klamath County, Oregon



After recording return to:
Rodney B Blackman and Virginia
Blackman
7423 Reeder Road
Klamath Falls, OR 97603

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

Rodney B Blackman and Virginia
Blackman
7423 Reeder Road
Klamath Falls, OR 97603

File No.: 7021-1011614 (ALF)

Date: March 26, 2007

THIS SP/



04/11/2007 11:17:08 AM

Fee: \$41.00

STATUTORY WARRANTY DEED

Bernard J. Nash and Yvonne E. Nash, as tenants by the entirety, Grantor, conveys and warrants to **Rodney B Blackman and Virginia Blackman, husband and wife**, 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 **\$175,500.00**. (Here comply with requirements of ORS 93.030)

41-F

Statutory Warranty Deed
- continued

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, 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.

Bernard J. Nash
Bernard J. Nash

Yvonne E. Nash
Yvonne E. Nash

This instrument was acknowledged before me on this _____ day of _____, 20____
by **Bernard J. Nash and Yvonne E. Nash.**

see attached Notary certificate

JURAT

State of California

County of _____

Subscribed and sworn to (or affirmed) before me on

this _____ day of _____, 20____,

by _____

personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

(seal)

Signature _____

ACKNOWLEDGMENT

State of California

County of Kern

On March 30 2007 before me, Julia Yrbe Notary Public
(here insert name and title of the officer)

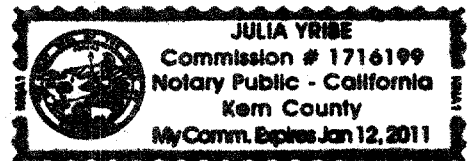
personally appeared Bernard J. Nash Yvonne E Nash

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

Julia Yrbe



(Seal)

EXHIBIT A

LEGAL DESCRIPTION:

PARCEL 1:

A PARCEL OF LAND SITUATED IN THE EAST HALF OF SECTION 13, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE QUARTER CORNER COMMON TO SECTIONS 13 AND 24, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN; THENCE NORTH ALONG THE NORTH SOUTH CENTER LINE 30.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH ALONG THE NORTH SOUTH CENTER SECTION LINE 4190.0 FEET TO THE INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF THE U.S.B.R. A CANAL; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID CANAL TO ITS INTERSECTION WITH THE CENTERLINE OF A DRAIN DITCH, SOME 620 FEET EAST OF THE WEST LINE OF THE EAST HALF OF SAID SECTION 13; THENCE IN A GENERALLY SOUTHERLY DIRECTION ALONG SAID CANAL CENTERLINE TO ITS INTERSECTION WITH THE CENTERLINE OF A SECOND DRAIN DITCH; THENCE IN A GENERALLY SOUTHEASTERLY DIRECTION ALONG THE CENTERLINE OF THE SECOND DRAIN DITCH, TO A POINT THAT IS SOME 565 FEET EAST OF THE WEST LINE OF THE EAST HALF OF SAID SECTION 13; THENCE DUE SOUTH TO A POINT 30 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 13; THENCE WEST 503 FEET MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION LYING SOUTH OF THE NORTHERLY BOUNDARY OF THAT PROPERTY CONVEYED TO KLAMATH COUNTY BY DEED RECORDED JULY 14, 1978 IN VOLUME M78, PAGE 15156.

PARCEL 2:

A PARCEL OF LAND SITUATED IN THE EAST HALF OF SECTION 13, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE QUARTER CORNER COMMON TO SECTIONS 13 AND 24, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN; THENCE NORTH ALONG THE NORTH SOUTH CENTER SECTION LINE 30.0 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH ALONG THE NORTH SOUTH CENTER SECTION LINE 4190.0 FEET TO THE INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF THE U.S.B.R. A-CANAL; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID CANAL TO A POINT THAT IS 1130.0 FEET EAST OF THE WEST LINE OF THE EAST HALF OF SECTION 13; THENCE SOUTH PARALLEL TO THE NORTH SOUTH CENTER SECTION LINE 2830.0 FEET TO THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF THE COUNTY ROAD (AIRWAY DRIVE); THENCE WEST ALONG THE NORTH RIGHT OF WAY LINE 1130.0 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION LYING SOUTH OF THE NORTHERLY BOUNDARY OF THAT PROPERTY CONVEYED TO KLAMATH COUNTY IN DEED RECORDED JULY 14, 1978 IN VOLUME M78, PAGE 15156.

ALSO EXCEPTING THEREFROM A PARCEL OF LAND SITUATED IN THE EAST HALF OF SECTION 13, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE QUARTER CORNER COMMON TO SECTIONS 13 AND 24, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN; THENCE NORTH ALONG THE NORTH SOUTH CENTER SECTION LINE 30.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH ALONG THE NORTH SOUTH CENTER SECTION LINE 4190.0 FEET TO THE INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF THE U.S.B.R. A-CANAL; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID CANAL TO ITS INTERSECTION WITH THE CENTERLINE OF A DRAIN DITCH, SOME 620 FEET EAST OF THE WEST LINE OF THE EAST HALF OF SAID SECTION 13; THENCE IN A GENERALLY SOUTHERLY DIRECTION ALONG SAID CANAL CENTERLINE TO ITS INTERSECTION WITH THE CENTERLINE OF A SECOND DRAIN DITCH; THENCE IN A GENERALLY SOUTHEASTERLY DIRECTION ALONG THE CENTERLINE OF THE SECOND DRAIN DITCH, TO A POINT THAT IS SOME 565 FEET EAST OF THE WEST LINE OF THE EAST HALF OF SAID SECTION 13; THENCE DUE SOUTH TO A POINT 30 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 13; THENCE WEST 503 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION LYING SOUTH OF THE NORTHERLY BOUNDARY OF THAT PROPERTY CONVEYED TO KLAMATH COUNTY BY DEED RECORDED JULY 14, 1978 IN VOLUME M78, PAGE 15156.

FURTHER EXCEPTING FROM THE ABOVE PARCELS THE FOLLOWING DESCRIBED REAL PROPERTY: COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 13, OF SAID TOWNSHIP AND RANGE, SOUTH ALONG THE NORTH SOUTH CENTER SECTION LINE TO ITS INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE U.S.B.R. A CANAL AND THE TRUE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE TO ITS INTERSECTION WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF THE U.S.B.R. A-4-G LATERAL; THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE TO ITS INTERSECTION WITH THE NORTH SOUTH CENTER SECTION LINE OF SAID SECTION; THENCE NORTH ALONG SAID CENTER SECTION LINE TO THE TRUE POINT OF BEGINNING.