

MTC 78862-DS



THIS SPACE RE:

2007-009302  
Klamath County, Oregon



05/22/2007 02:22:53 PM

Fee: \$26.00

After recording return to:

Robert R. Saiber

700 Front St.

Klamath Falls, OR 97601

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

Robert R. Saiber

700 Front St.

Klamath Falls, OR 97601

Escrow No. MT78862-DS

Title No. 0078862

SWD

### STATUTORY WARRANTY DEED

Cynthia Ann Riley Harris, Grantor(s) hereby convey and warrant to Robert R. Saiber, 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 **\$285,000.00**.

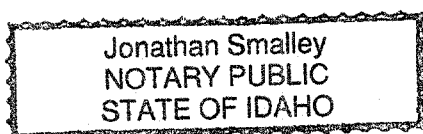
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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 19<sup>th</sup> day of May, 2007.

Cynthia Ann Riley Harris  
Cynthia Ann Riley Harris

State of Idaho  
County of Latah

This instrument was acknowledged before me on May 19, 2007 by Cynthia Ann Riley Harris.



[Signature]  
(Notary Public for Oregon)  
IDAHO  
My commission expires 10/02/2012

26.00

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

**PARCEL 1:**

A parcel of property located in a portion of Lots 9 and 10, Section 30, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, as follows:

Beginning at a point on the Southerly side of Front Street, BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, where the lot line common to Lots 3 and 4, Block 42 of said BUENA VISTA ADDITION, if projected across Front Street and Easterly 20.00 feet; thence from the point of beginning herein described Easterly along the Southerly line of Front Street being the Northerly line of lands herein conveyed, 209.8 feet; thence South a distance of 262.5 feet, more or less, to the shore line of Upper Klamath Lake; thence Northwesterly along said shore line to a point being Southerly from the point of beginning and at right angles to Front Street; thence Northerly to the point of beginning.

EXCEPTING THEREFROM the Easterly 149.8 feet of the above described property.

**PARCEL 2:**

All that portion of Lot 10 in Section 30, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point on the Southerly side of Front Street, Buena Vista Addition to the City of Klamath Falls, Oregon, where the lot line common to Lots 3 and 4 in Block 42 of said Buena Vista Addition, if projected across Front Street, would intersect the Southerly line or boundary of Front Street; thence from the point of beginning herein described Southerly along the Easterly line of lands heretofore conveyed to C. W. Erickson and Ida M. Erickson, by Deed recorded in Volume 158, page 384 of Klamath County Deed Records on September 17, 1943 to shore line of Upper Klamath Lake; thence Easterly along said shore line to a point which is 20 feet distant at right angles from the Easterly line of the said lands heretofore conveyed to C. W. Erickson and Ida M. Erickson, projected; thence Northerly and parallel to the Easterly line of said property conveyed to C. W. Erickson and Ida M. Erickson, to the Southerly line of Front Street; thence Westerly along the Southerly line of Front Street, 20 feet, more or less to the point of beginning.