

2007-009880

Klamath County, Oregon



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06/01/2007 11:31:25 AM

Fee: \$31.00

MT079169-KR

RECORDING COVER SHEET

THIS COVER SHEET HAS BEEN PREPARED
BY THE PERSON REPRESENTING THE
ATTACHED INSTRUMENT FOR RECORDING.
ANY ERRORS IN THIS COVER SHEET DO NOT
AFFECT THE TRANSACTION(S) CONTAINED
IN THE INSTRUMENT ITSELF.

After Recording, Return To: William S. Putnam
PO Box 126
Klamath Falls, OR 97601

- 1. Name(s) of the Transaction(s): Warranty Deed**
- 2. Direct Party (Grantor): Diane D. Balcom**
- 3. Indirect Party (Grantee): William S. Putnam**
- 4. True and Actual Consideration Paid: \$150,000.00**
- 5. Legal Description: See attached**

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After recording, return to and
Send tax statement to:

William S. Putnam
Post Office Box 940
Klamath Falls OR 97601

PO BOX 1216
Klamath Falls, OR 97601

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Diane D. Balcom, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by William S. Putnam and Mary Putnam, husband and wife, hereinafter called the grantees, does hereby convey and warrant unto the grantees and grantees' heirs, successors, and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, Oregon, described on Exhibit A attached hereto and incorporated herein by this reference.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$150,000.

THIS INSTRUMENT WILL 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.

26th In Witness Whereof, the grantor has executed this instrument this day of February, 1998.

Diane D. Balcom
Diane D. Balcom

STATE OF OREGON, County of Klamath) ss.

Personally appeared before me this 26th day of February, 1998 the above named Diane D. Balcom and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Marie I. Ganong
Notary Public for Oregon
My Commission Expires: 8-13-99



EXHIBIT "A"

A parcel of land situated in Government Lots 6 and 7, Section 33, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being the Southerly portion of that tract of land conveyed to Juckeland Motors, Inc., by Weyerhaeuser Company and described in Deed Volume M-65 at Page 110, Klamath County Deed Records as shown on record of Survey No. 1072, as recorded in the office of the Klamath County Surveyor, said parcel being more particularly described as follows:

Beginning at a 5/8 inch iron pin on the Southwest corner of the above tract of land as described in said Deed Volume M-65 at Page 110, said point also being the Southeast corner of that tract conveyed by Weyerhaeuser Company to Crater Lake Machinery Company by Deed dated August 17, 1950; thence Southeasterly along the arc of a curve to the left to its intersection with the Northerly right of way line of the O.C. & E. Railway (the long chord of the last course bears South 45 degrees 20 minutes 03 seconds East a distance of 119.70 feet by said record of Survey No. 1072 and bears South 47 degrees 13 minutes 30 seconds East a distance of 122.18 feet by deed record); thence South 51 degrees 04 minutes East along said right of way line 170.46 feet; thence North 43 degrees 38 minutes East 180.00 feet; thence North 55 degrees 22 minutes West 287.42 feet to a point on the Westerly line of said tract of land as conveyed to Juckeland Motors, Inc.; thence South 34 degrees 48 minutes West 146.33 feet to the point of beginning, with bearings based on said recorded Survey No. 1072.

CODE 1 MAP 3809-33CB TL 2600