

2007-011803
Klamath County, Oregon



00026044200700118030030034

06/29/2007 03:23:55 PM

Fee: \$31.00



After recording return to:

Randel C. Hadwick

~~6445 Highway 97 S~~ 2708 Sierra Heights Dr
Klamath Falls, OR 97603

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

Randel C. Hadwick

~~6445 Highway 97 S~~ 2708 Sierra Heights Dr
Klamath Falls, OR 97603

File No.: 7021-1060925 (ALF)

Date: June 15, 2007

STATUTORY WARRANTY DEED

Jeff Drake and Janice Drake as tenants by the entirety, Grantor, conveys and warrants to **Randel C. Hadwick**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein: *RH*

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 **\$299,000.00**. (Here comply with requirements of ORS 93.030)

F-31

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.

Dated this 27 day of June, 2007

Jeff Drake
Jeff Drake

Janice Drake
Janice Drake

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 27 day of June, 2007
by **Jeff Drake and Janice Drake.**



Adrien Fleek

Notary Public for Oregon
My commission expires: 12-3-10

EXHIBIT A

LEGAL DESCRIPTION:

A tract of land situated in Sections 19 and 20, Township 39 South, Range 9 East of the Willamette Meridian, being more particularly described as follows:

Commencing at a 5/8 inch iron pin at the intersection of the Northerly right of way line of Joe Wright Road (County) with the Easterly right of way line of the Dalles-California Highway, U. S. 97 in the NE 1/4 NE 1/4 of Section 19, Township 39 South, Range 9 East of the Willamette Meridian, the true point of beginning; thence North 03°38'00" East 568.68 feet to a point being a 1/2 inch iron pin; thence East 679.56 feet to a point being a 1/2 inch iron pin; thence South 789.22 feet to a 1/2 inch iron pin on the Northerly right of way line of Joe Wright Road; thence South 89°28'26" West 272.50 feet along the Northerly right of way of Joe Wright Road to a 5/8 inch iron pin on the Northerly right of way line of Joe Wright Road; thence North 63°09'52" West 496.60 feet along the Northerly right of way line of Joe Wright Road to said 5/8 inch iron pin being the point of beginning.