



THIS SPACE RESE

2007-012273

Klamath County, Oregon



07/10/2007 11:32:33 AM

Fee: \$26.00

MT79369-KR

After recording return to:

Michael A. Eddy

6660 So. 6th Street

Klamath Falls, OR 97603

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

Michael A. Eddy

6660 So. 6th Street

Klamath Falls, OR 97603

Escrow No. MT79369-KR

Title No. 0079369

SWD

STATUTORY WARRANTY DEED

Don Purio, Grantor(s) hereby convey and warrant to **Michael A. Eddy and Daniel Lee Eddy, Trustee of the Daniel Lee Eddy Living Trust, not as tenants in common, but with right of survivorship**, 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

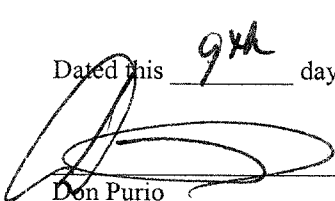
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

2007-2008 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$450,000.00**.

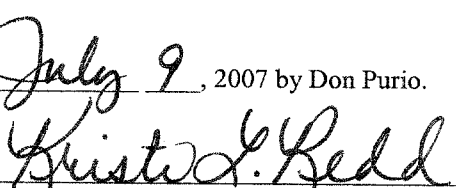
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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 9th day of July, 2007.


Don Purio

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 9, 2007 by Don Purio.


(Notary Public for Oregon)

My commission expires 11/16/2007



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EXHIBIT "A"
LEGAL DESCRIPTION

A portion of the NE1/4 NE1/4 of Section 24, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the iron axle which marks the Northeast corner of Section 24, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and running thence West along the section line a distance of 529 feet to a point; thence South parallel to the East line of Section 24, to a point on the North right of way line of the U.S.R.S. Dixon Drain; thence Southeast following the North right of way line of the Dixon Drain to its intersection with the East line of Section 24; thence North along the East line of Section 24 to the point of beginning.

EXCEPT THEREFROM the East and North 30 feet of subject property for road purposes, as referred to in Book 311 at Page 303, Deed Records of Klamath County, Oregon, recorded April 7, 1959.

ALSO LESS AND EXCEPT that portion deeded to Klamath County on April 2, 1987 in Book M87 at Page 5503.

AND EXCEPTING that portion thereof taken for public use by Stipulated Judgment entered July 28, 2006 in Klamath County Circuit Court Case No. 0502585CV in favor of the State of Oregon, by and through its Department of Transportation, a copy of which was recorded October 6, 2006 in Volume 2006, page 020183, Microfilm Records of Klamath County, Oregon, described as follows:

A parcel of land lying in the NE1/4 of Section 24, Township 39 South, Range 9 East, Willamette Meridian, Klamath County, Oregon and being a portion of that property described in that Trustee's Deed to Don Purio, recorded February 11, 2002 in Book M02, Page 8105, Deed Records of Klamath County, Oregon; the said parcel being that portion of said property included in a strip of land variable in width, lying on the Westerly side of the centerline of the relocated Klamath Falls Malin Highway, which centerline is described as follows:

Beginning at Engineer's center line Station 0+000.000, said station being located at the quarter corner common to Section 13, Township 39 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, and Section 18, Township 39 South, Range 10 East, Willamette Meridian, Klamath County, Oregon; thence South 0°01'10" West along the West line of said Section 18 to Engineer's center line Station 0+810.028, said station being located at the Southwest corner of said Section 18; thence South 0°36'54" West to Engineer's Station 1+618.086; thence South 0°36'54" West to Engineer's Station 1+618.086; thence South 0°18'18" West to Engineer's Station 2+451.692, said station being located at the Southwest corner of Section 19, Township 39 South, Range 10 East, of the Willamette Meridian, Klamath County, Oregon.

The width in meters of said strip of land is as follows:

Station	to	Station	Width on Westerly Side of Center Line
0+809.387		0+830.078	50.716 in a straight line to 20.000
0+830.078		0+950.000	20.000
0+950.000		0+960.000	20.000 in a straight line to 27.000

EXCEPT therefrom that property described in that Correction Warranty Deed to Klamath County, a Political Subdivision of the State of Oregon, recorded April 2, 1987, in Book M87, Page 5503, Deed Records of Klamath County, Oregon.

Bearings are based on County Survey No. 6981, filed May 19, 2004, Klamath County Oregon.

This parcel of land contains 1,446 square meters, more or less, outside the existing right of way.