

MTC 80020-DS

THIS SPACE RES

2007-013688

Klamath County, Oregon



00028316200700136880020027

08/02/2007 02:38:04 PM

Fee: \$26.00

After recording return to:

John R. Hess
P.O. Box 833
Merrill, OR 97633

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

John R. Hess
P.O. Box 833
Merrill, OR 97633

Escrow No. MT80020-DS
Title No. 0080020

SWD

STATUTORY WARRANTY DEED

Evelyn J. Owens, Grantor(s) hereby convey and warrant to **John R. Hess**, 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 **\$120,000.00**.

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 1 day of August, 2007

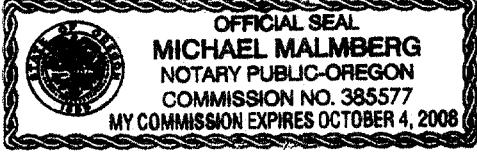
Evelyn J. Owens

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on August 1, 2007 by Evelyn J. Owens.

(Notary Public for Oregon)

My commission expires October 4, 2008



26.00

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in Tract 38 of MERRILL TRACTS, in the county of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northeast corner of said Tract 38; thence West 230.39 feet (230 feet 4 2/3 inches by deed) along the Northerly line of said Tract 38; thence South 00° 05' 05" West 157.50 feet to the South line of the N1/2 of said Tract 38; thence East along said line, 88.41 feet; thence North 00° 25' 00" West 117.50 feet; thence East 143.00 feet to the Easterly line of said Tract 38; thence North 00° 05' 05" East 40.00 feet to the point of beginning, with bearing based on the Second Supplemental Plat of Merrill, a duly recorded plat.

*Unofficial
Copy*