

MTC 78478

2007-013845

Klamath County, Oregon



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08/06/2007 03:31:26 PM

Fee: \$26.00

After recording return to:
PO Box 931
Springfield, OR 97477

STATUTORY WARRANTY DEED

WESLEY D. ENGELMAN and RUTH P. ENGELMAN, husband and wife, Grantor, conveys and warrants to **JAY COSTELLO and SHERRI J. COSTELLO**, husband and wife, Grantee, the interest in the following described property, free of encumbrances except as specifically set forth herein:

The South two acres of the following described tract: All of ^{*1/2} that real property described as the E ~~1/4~~ of the NW 1/4 of the SW 1/4 of the SW 1/4 of Section 25, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

Subject to and excepting:

1. All liens and encumbrances incurred or placed on the property by Grantee.
2. An easement created by instrument, subject to the terms and provisions thereof, recorded March 2, 1993, Volume M93, page 4339, Microfilm Records of Klamath County, Oregon in favor of US West Communications.
3. An easement created by instrument, subject to the terms and provisions thereof, recorded May 9, 1995 in Volume M95, page 11909, Microfilm Records of Klamath County, Oregon in favor of Crescent Water Association.
4. Easement 15 feet in width along the Northerly, Easterly, Southerly and Westerly lot lines as evidenced by Deed recorded October 10, 1974 in Volume M74, page 13284, Microfilm Records of Klamath County, Oregon

The true and actual consideration is \$46,000.00.

Until a change is requested, all tax statements are to be sent to the following address: Jay Costello and Sherri J. Costello

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. THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 IN ALL ZONES. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, A PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR

COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

Dated May 5, 2000.

Wesley D. Engelman
Ruth P. Engelman.

STATE OF OREGON)
)ss
County of Marion)

Personally appeared **WESLEY D. ENGELMAN** and **RUTH P. ENGELMAN** and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me this 5th day of May, 2000.

Judy Kaderly
NOTARY PUBLIC FOR OREGON

