



After recording return to:  
Mark Stapleton  
P. O. Box 137  
Merrill, OR 97633

Until a change is requested all tax statements  
shall be sent to the following address:  
Mark Stapleton  
P. O. Box 137  
Merrill, OR 97633

File No.: 7021-1099712 (DMC)  
Date: August 17, 2007

**2007-015142**

**Klamath County, Oregon**



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08/27/2007 03:49:23 PM

Fee: \$31.00

### **STATUTORY WARRANTY DEED**

**Citifinancial Mortgage Company Inc FKA Associates Financial Services Company of Oregon Inc**, Grantor, conveys and warrants to **Mark Stapleton**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**Subject to:**

1. The **2007-2008** Taxes, a lien not yet payable.
2. 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 **\$77,500.00**. (Here comply with requirements of ORS 93.030)

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 17<sup>th</sup> day of August, 20 07.

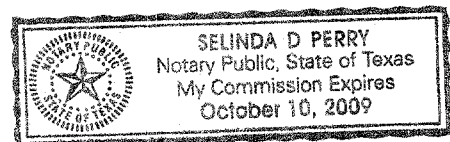
Citifinancial Mortgage Company Inc FKA  
Associates Financial Services Company of  
Oregon Inc

Judy Grogan  
By: Judy Grogan, Assistant Vice President

STATE OF Texas )  
 )ss.  
County of Dallas )

This instrument was acknowledged before me on this 17<sup>th</sup> day of August, 20 07 by Judy Grogan as Assistant Vice President of Citifinancial Mortgage Company Inc FKA Associates Financial Services Company of Oregon Inc, on behalf of the Corporation.

Selinda D Perry  
Notary Public for  
My commission expires: 10/10/2009



**EXHIBIT A****LEGAL DESCRIPTION:****PARCEL 1:**

BEGINNING ON THE NORTH LINE OF COUNTY ROAD AT A POINT WHICH IS SOUTH 1260 FEET AND SOUTH 89°30' WEST 593.6 FEET FROM THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON; THENCE NORTH 500 FEET; THENCE SOUTH 89°30' WEST 131.2 FEET TO THE UNITED STATES CANAL A-7; THENCE SOUTHEASTERLY ALONG SAID CANAL RIGHT OF WAY TO THE AFORESAID COUNTY ROAD; THENCE NORTH 89°30' EAST 43.1 FEET ALONG SAID COUNTY ROAD TO THE POINT OF BEGINNING BEING IN THE NORTHEAST QUARTER OF SAID SECTION 25.

**PARCEL 2:**

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THE COUNTY ROAD WHICH LIES SOUTH 89°33' WEST A DISTANCE OF 647 FEET AND NORTH 9°47' WEST A DISTANCE OF 30.4 FEET FROM THE IRON AXLE WHICH MARKS THE SOUTHEAST CORNER OF THE NE ¼ OF THE NE ¼ OF SECTION 25, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON AND RUNNING THENCE, CONTINUING NORTH 9°47' WEST ALONG THE EASTERLY RIGHT OF WAY LINE OF THE U. S. R. S. LATERAL, A DISTANCE OF 506.6 FEET TO AN IRON PIN; THENCE NORTH 89°33' EAST A DISTANCE OF 14.7 FEET TO AN IRON PIN; THENCE IN A SOUTHEASTERLY DIRECTION A DISTANCE OF 506.6 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THE COUNTY ROAD; THENCE SOUTH 89°33' WEST ALONG THE NORTHERLY RIGHT OF WAY LINE OF THE COUNTY ROAD A DISTANCE OF 15.5 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, IN THE NE ¼ OF THE NE ¼ IN SECTION 25, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON. (KNOWN AS TRACT K.)

EXCEPTING THEREFROM THE SOUTHERLY 160 FEET THEREOF (THE NORTH BOUNDARY THEREOF TO BE PARALLEL TO HENLEY ROAD) AS CONVEYED BY INSTRUMENT RECORDED JANUARY 17, 1975 IN VOLUME M75 PAGE 782, DEED RECORDS OF KLAMATH OREGON, TOGETHER WITH A PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THAT PORTION OF THE PREMISES ON WHICH KLAMATH COUNTY SCHOOL DISTRICT PRESENTLY HOLDS AN EASEMENT AS EVIDENCED BY INSTRUMENT RECORDED JANUARY 5, 1975 IN VOLUME M75 PAGE 782, DEED RECORDS OF KLAMATH COUNTY, OREGON.