



THIS SPACE RESE

2007-015562
Klamath County, Oregon



09/04/2007 03:22:33 PM

Fee: \$26.00

MT79912-MS

After recording return to:

Coco M. Savage

31962 Queen Annes Lace Drive

Tangent, OR 97389

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

Coco M. Savage

31962 Queen Annes Lace Drive

Tangent, OR 97389

Escrow No. MT79912-MS

Title No. 0079912

SWD

STATUTORY WARRANTY DEED

Willa Dean Morris, Grantor(s) hereby convey and warrant to **Coco M. Savage**, 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 **\$133,000.00**.

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 31 day of August, 2007

Willa Dean Morris
Willa Dean Morris

State of Oregon
County of Jackson

This instrument was acknowledged before me on August 31, 2007 by Willa Dean Morris.

Kelli Hogenson
(Notary Public for Oregon)

My commission expires 3-2-08



20 AMT

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of the N1/2 NE1/4 of Section 24, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the South line of the South Dixon Drain, where it meets the Easterly line of said Section 24, thence South 195 feet, thence West 120 feet, thence South 65 feet, thence West 10 feet, thence North 90 feet, thence West 179 feet, thence North 228 feet, more or less to the South line of said Dixon Drain, thence Easterly along said Dixon Drain to the point of beginning.

ALSO, beginning at a point that is located South 2° 23' 58" West, a distance of 717.92 feet and North 85° 22' 28" West, a distance of 130.42 feet from the Northeast corner of Section 24, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence North a distance of 14.48 feet; thence West a distance of 179.00 feet; thence South 85° 22' 28" East, a distance of 179.59 feet to the point of beginning.

LESS AND EXCEPT beginning at a railroad spike that is located South 2° 23' 58" West, a distance of 717.92 feet from the Northeast corner of Section 24, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence West a distance of 120.00 feet; thence South a distance of 65.00 feet; thence West a distance of 10.00 feet; thence North a distance of 75.52 feet; thence South 85° 22' 28" East, a distance of 130.42 feet to the point of beginning.

LESS that portion of State Highway 39, Deeded to Oregon Department of Transportation recorded May 18, 2005 in Volume M05, page 36184, Microfilm Records of Klamath County, Oregon.

CS