

2007-015583
Klamath County, Oregon



00030605200700155830050054

09/04/2007 03:43:37 PM

Fee: \$41.00



THIS SPAC

After recording return to:
Toby M. Munroe and Alisha N.
Munroe
1796 Thomas Road
Medford, OR 97501

Until a change is requested all tax statements
shall be sent to the following address:
Toby M. Munroe and Alisha N. Munroe
1796 Thomas Road
Medford, OR 97501

File No.: 7021-1074994 (DMC)
Date: July 30, 2007

STATUTORY WARRANTY DEED

Larry E. Pridemore, Sr., Shari A. Cox, Anita Jane Atkinson and Helen Louise Bradford, as tenants in common, Grantor, conveys and warrants to **Toby M. Munroe and Alisha N. Munroe as tenants by the entirety**, 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 **\$65,000.00**. (Here comply with requirements of ORS 93.030)

F-41

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 21 day of Aug, 2007.

Larry E. Pridemore Sr.
Larry E. Pridemore Sr.

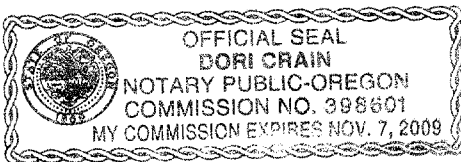
Anita Jane Atkinson
Anita Jane Atkinson

Shari A. Cox

Helen Louise Bradford
Helen Louise Bradford

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 30 day of August, 2007
by **Larry E. Pridemore, Sr.**



Notary Public for Oregon
My commission expires: 11/7/09

STATE OF)
)ss.
County of)

This instrument was acknowledged before me on this _____ day of _____, 20____
by **Shari A. Cox.**

Notary Public for
My commission expires:

APN: R439065

Statutory Warranty Deed
- continued

File No.: 7021-1074994 (DMC)
Date: 07/30/2007

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 22 day of August, 2007
by **Anita Jane Atkinson**.

Chermolus

Notary Public for Oregon
My commission expires: 9/15/09

STATE OF Oregon)
)ss.
County of Washington)

This instrument was acknowledged before me on this 21 day of August, 2007
by **Helen Louise Bradford**.

Mary Ann E. Wilson

Notary Public for Oregon
My commission expires:



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 21 day of August, 2007.

Larry E. Pridemore Sr.

Shari A. Cox
Shari A. Cox

Anita Jane Atkinson

Helen Louise Bradford

STATE OF Oregon)
)ss.
County of Klamath)

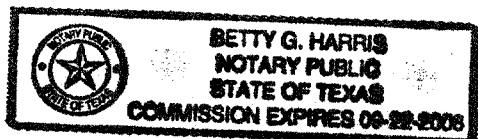
This instrument was acknowledged before me on this _____ day of _____, 20____
by **Larry E. Pridemore, Sr.**

Notary Public for Oregon
My commission expires:

STATE OF Texas)
)ss.
County of Tarrant)

This instrument was acknowledged before me on this 21 day of August, 2007
by **Shari A. Cox**.

Betty G. Harris



Notary Public for
My commission expires: 09-22-2008

EXHIBIT A

LEGAL DESCRIPTION:

PARCEL 1:

BEGINNING AT A POINT 830 FEET NORTH OF THE CORNER COMMON TO SECTIONS 19, 20, 29 AND 30 IN TOWNSHIP 38 SOUTH, RANGE 9 EAST WILLAMETTE MERIDIAN; THENCE WEST 665 FEET TO THE POINT BEGINNING; THENCE SOUTH 300 FEET, THENCE EAST 100 FEET, THENCE NORTH 150 FEET, THENCE EAST 50 FEET, THENCE NORTH 150 FEET, THENCE WEST 150 FEET, TO THE POINT OF BEGINNING.

PARCEL 2:

A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 38 SOUTH, RANGE 9 EAST WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A HALF INCH IRON PIN ON THE SOUTH RIGHT OF WAY LINE OF GAGE ROAD MARKING THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED AS PARCEL 2 IN VOLUME M95, PAGE 8695, DEED RECORDS OF KLAMATH COUNTY, OREGON, FROM WHICH THE SOUTHEAST CORNER OF THE SAID SECTION 13 BEARS EAST 665.31 FEET AND SOUTH 829.79 FEET; THENCE SOUTH, ALONG THE EAST LINE OF SAID PARCEL 2, 299.87 FEET; THENCE WEST 7.50 FEET; THENCE NORTH 299.87 FEET; THENCE EAST 7.50 FEET TO THE POINT OF BEGINNING, CONTINUING 2.249 SQUARE FEET. SEE MAP OF "PROPERTY LINE ADJUSTMENT 42-97" ON FILE AT THE OFFICE OF THE KLAMATH COUNTY SURVEYOR.