

2007-015868

Klamath County, Oregon



09/10/2007 12:29:27 PM

Fee: \$31.00

AFTER RECORDING RETURN TO:

Michael Ratliff
905 Main Street, Ste 200
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS:

Juanita S. Goode aka
Juanita S. Fairclo
6422 Hilyard
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS:

Juanita Fairclo, nka
Juanita S. Good, Trustee of
The Juanita Fairclo Trust,
U.A.D. November 8, 1999
6422 Hilyard
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

Juanita S. Goode
6422 Hilyard
Klamath Falls, OR 97603

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that JUANITA S. GOODE, aka JUANITA S. FAIRCLO, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JUANITA FAIRCLO, nka JUANITA S. GOODE, TRUSTEE OF THE JUANITA FAIRCLO TRUST, U.A.D., 11-08-1999, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

PARCEL 1:

The S½SW¼SE¼ and the SW¼SE¼SE¼ of Section 9, Township 39 South, Range 9 East of the Willamette Meridian,

EXCEPT a tract of land conveyed to the City of Klamath Falls by deed recorded April 27, 1978, in Volume M78, Page 8335, of the Deed Records of Klamath County, Oregon.

SUBJECT TO: Reservations and restrictions of record; rights of way and easements of record and those apparent upon the land; contracts and/or liens for irrigation and/or drainage.

Tax Account No. R539956
Tax Lot Map No.: R-3909-009D0-00800-000

PARCEL 2:

Parcel 2 of Land Partition 10-03, being a parcel of land situated in the SE¼ of Section 9, Township 39 South, Range 9 East of the Willamette Meridian, as the same appears in the records of the County Clerk of Klamath County, Oregon.

Tax Account No.: R539938
Tax Lot Map No.: R-3909-009D0-00500-000

PARCEL 3:

An undivided one-half (1/2) interest in and to all of Blocks 9, 10, 11, 12, 13, 14, 19, 20, 21, 22, 23, 24, 25, and 26 in EWAUNA PARK according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, SAVING AND EXCEPTING any portion located in the Southside By-Pass.

ALSO EXCEPTING the portion conveyed to Regional Disposal Company in December 2005 described as follows: THE PARCEL OF LAND situated in the NE¼SW¼ of Section 9, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and being a portion of Ewauna Park Subdivision according to the official plat thereof on file in the office of the Klamath County Clerk, more particularly described as follows: BEGINNING at a point on the Easterly right-of-way line of Tingley Lane (formerly Manzanita Way), said point being the intersection of said Easterly line with the South right-of-way line of Birch Street (now vacated) of said Ewauna Park Subdivision; thence South 70°19'42" E. along the South right-of-way line of said vacated Birch Street, a distance of 191.00 feet to a point; thence N. 19°40'18" E. perpendicular to the said South right-of-way line, a distance of 50.00 feet to a point on the North right-of-way line of said vacated Birch Street; thence S. 70°19'42" E. along said North right-of-way line, a distance of 325.34 feet to a point on the East line of said NE¼SW¼ of said Section 9; said point being South 00°06'02" W. 561.65 feet from the NE corner of said NE¼SW¼; thence South 00°06'06" West along said East line of the NE¼SW¼; a distance of 477.59 feet to the Southeast corner of Lot 1, Block 20, of said Ewauna Park Subdivision; thence North 70°19'42" W., along the Southerly lines of the following lots: Lot 1 of Block 20, Lots 10 and 17 of Block 18 and Lots 8, 9, and 10 of Block 15, a distance of 676.32 feet to the Southwest corner of said Lot 8; thence North 19°40'18" East along the West line of Block 15, a distance of 400.00 feet to the Point of Beginning; containing 5.94 acres more or less.

Tax Account No.: R539689
Tax Map Lot No.: R-3909-009C0-00600-000

PARCEL 4:

An undivided one-half interest in and to that tract of land situated in the E½NW¼ Section 16, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying easterly of the Southern Pacific Railroad right-of-way and lying westerly of the Southside By-pass..

Tax Account No.: R579788
Tax Lot Map No.: R-3909-016B0-00100-000

TO HAVE AND TO HOLD THE SAME unto the grantee and grantee's heirs, successors and assigns forever.

AND GRANTOR HEREBY COVENANTS to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above-granted premises, free from all encumbrances except: None, and that grantor will warrant and forever defend the premises and every part

and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above-described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is 0.00. However, the actual consideration consists or of includes other property or value given or promised which is the whole consideration.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

IN WITNESS WHEREOF, the grantor has executed this instrument this 10 day of September, 2007.

Juanita S. Goode
Juanita S. Goode aka
Juanita S. Fairclo
Juanita S. Fairclo

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 10 day of September, 2007, by Juanita S. Goode aka Juanita S. Fairclo.

Kay Heath
NOTARY PUBLIC FOR OREGON
My Commission expires:

