

THIS SPACE RESE

2007-016458

Klamath County, Oregon



09/18/2007 03:53:57 PM

Fee: \$26.00

MT80448-MS

After recording return to:

Timothy K. Delugach

3113 Summers Lane

Klamath Falls, OR 97603

Until a change is requested all

tax statements shall be sent to

The following address:

Timothy K. Delugach

3113 Summers Lane

Klamath Falls, OR 97603

Escrow No. MT80448-MS

Title No. 0080448

SWD

### STATUTORY WARRANTY DEED

Ernest E. Anderson and Tamara O. Anderson, as tenants by the entirety, Grantor(s) hereby convey and warrant to Timothy K. Delugach and Sabrina D. Delugach, as tenants by the entirety, 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 \$176,400.00.

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.

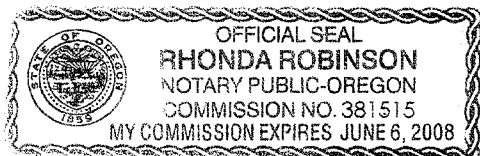
Dated this 17 day of Sept, 07.

Ernest E. Anderson

Tamara O. Anderson

State of Oregon  
County of Clackamas

This instrument was acknowledged before me on Sept. 17th, 2007 by Ernest E. Anderson and Tamara O. Anderson.



(Notary Public for Oregon)

My commission expires 6/6/08

24 AMT

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Beginning at a point 414.35 feet South of the Northwest corner of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, said point being on the West line of said Section 11; thence South  $89^{\circ} 48'$  East 262.5 feet; thence South parallel with said West section line 82.95 feet; thence North  $89^{\circ} 48'$  West 262.5 feet to the West line of said Section 11; thence North on said West section line 82.95 feet to the point of beginning, SAVING AND EXCEPTING, however, that portion lying within that certain roadway known as Summers Lane