

2007-018362

Klamath County, Oregon



00033924200700183620030035



After recording return to:
Bradley Dudley and Marney Dudley
2505 American Ave.
Klamath Falls, OR
97603

Until a change is requested all tax statements
shall be sent to the following address:
Bradley Dudley and Marney Dudley
Same as above

File No.: 7021-1119134 (DMC)
Date: October 02, 2007

THIS SPACE

10/24/2007 03:16:36 PM

Fee: \$31.00

STATUTORY WARRANTY DEED

Brian E. Stapp and Karen F. Stapp, Grantor, conveys and warrants to **Bradley Dudley and Marney Dudley as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

The true consideration for this conveyance is **\$350,000.00**. (Here comply with requirements of ORS 93.030)

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.

A tract of land situated in the SE ¼ SW ¼ of Section 5 and the N ½ NW ¼ of Section 8, Township 38 South, Range 11 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point from which the Northwest corner of said Section 8 bears S. 77°50'31" W. a distance of 1486.15 feet; thence N. 56°50'40" E. a distance of 60 feet; thence S. 86°14'55" E. a distance of 250.68 feet; thence S. 40°53'59" E. a distance of 448.75 feet; thence S. 01°43'39" E. a distance of 935.16 feet; thence West a distance of 792.22 feet; thence N. 01°31'46" W. a distance of 103.00 feet; thence N. 01°52'19" W. a distance of 383.82 feet; thence N. 18°04'00" E. a distance of 468.59 feet; thence N. 03°24'46" W. a distance of 178.59 feet; thence N. 18°55'02" E. a distance of 155.58 feet to the point of beginning, with bearings based on Survey No. 920 as recorded in office of the County Surveyor.

TOGETHER WITH the following parcels:

F-31

A 60 foot wide easement for ingress and egress described as follows: Beginning at a point from which the Northwest corner of Section 8 bears S. 77°50'31" W. a distance of 1486.15 feet; thence N. 56°50'40" E. a distance of 60.00 feet; thence N. 33°09'20" W. a distance of 611.42 feet to the Southerly right of way line of State Highway No. 140; thence S. 51°50'40" W. along said right of way a distance of 60.23 feet; thence S. 33°09'20" E. a distance of 605.17 feet to the point of beginning.

AND

A strip of land being a portion of Parcel 1 of "Land Partition 55-00", situated in the SW 1/4 of Section 5, Township 38 South, Range 11 E. W. M., Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the Southeasterly right of way line of Highway 140; from which the Southwest corner of said Section 5 bears S. 51°50' 40" W. 30.00 feet, N. 33°09'20" W. 40.15 feet and S. 52°08'56" W. 1422.24 feet; thence S. 33°09'20" E., along the Northeast line of an existing 60 foot wide easement, 611.42 feet; thence N. 56°50'40" E. 30.00 feet; thence N. 35°57'53" W. 612.16 feet to the point of beginning, with bearings based on record of survey 7076 on file at the office of the Klamath County Surveyor.

AND

A 10 foot wide strip of land being a portion of Parcel 2 of "Land Partition 55-00", situated in the SW 1/4 of Section 5, Township 38 South, Range 11 E. W. M., Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the boundary of that tract of land described in Deed Volume M80 page 1063 (Parcel 2 of M. L. P 79-152), from which the Southwest corner of said Section 5 bears S. 77°55'31" W. 1486.15 feet; thence S. 18°55' W. along the said boundary, 155.58 feet; thence, leaving said boundary, N. 71°05' W. 10.00 feet; thence N. 18°55' E. 155.58 feet; thence S. 71°05' E. 10.00 feet to the point of beginning, with bearings based on record of survey 7076 on file at the office of the Klamath County Surveyor.

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.

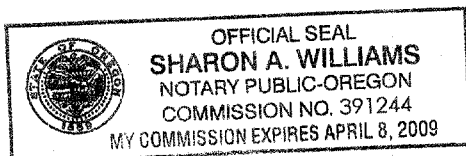
Dated this 17 day of October, 20 07.

Brian E. Stapp
Brian Stapp

Karen F. Stapp
Karen Stapp

STATE OF Oregon)
County of Klamath)ss.
Josephine)

This instrument was acknowledged before me on this 17 day of October, 20 07
by **Brian Stapp and Karen Stapp**.



Sharon A. Williams
~~Deri Crain~~ sn

Notary Public for Oregon

My commission expires: ~~November 7, 2009~~ April 8, 2009