

2007-018560

Klamath County, Oregon



00034166200700185600030039



After recording return to:
Charles E Defoe, Jr. and Judith
McGee
12455 SW 68th Avenue
Portland, OR 97223

Until a change is requested all tax statements
shall be sent to the following address:
Charles E Defoe, Jr. and Judith McGee
12455 SW 68th Avenue
Portland, OR 97223

File No.: 7073-1066617 (DPL)
Date: October 22, 2007

THIS SPACE R

10/30/2007 08:56:22 AM

Fee: \$31.00

STATUTORY WARRANTY DEED

Clem C. Caldwell and Patricia W. Caldwell, as tenants by the entirety, Grantor, conveys and warrants to **Charles E Defoe, Jr. and Judith McGee, husband and wife**, 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. 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 **\$250,000.00**. (Here comply with requirements of ORS 93.030)

F-31

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 24 day of October, 2007.

Clem C. Caldwell
Clem C. Caldwell

Patricia W. Caldwell
Patricia W. Caldwell

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 24 day of October, 2007
by **Clem C. Caldwell and Patricia W. Caldwell.**

Barbara J. Sullivan

Notary Public for Oregon
My commission expires:

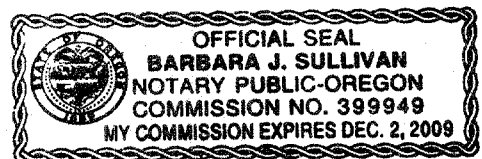


EXHIBIT A

LEGAL DESCRIPTION:

PARCEL 1:

BEGINNING AT THE NORTHWEST CORNER OF BLOCK 30, CRESCENT TOWNSITE, THENCE RUNNING WESTERLY ALONG STEEVENS STREET 100 FEET TO POINT OF BEGINNING THENCE CONTINUING WESTERLY ALONG STEEVENS STREET 100 FEET; THENCE SOUTHERLY PARALLEL TO HIWAY 97, 150 FEET THENCE; EASTERLY AT RIGHT ANGLES TO HIWAY 97, 100 FEET; THENCE NORTHERLY, ALONG WEST LINE OF HIWAY 97, 150 FEET TO PLACE OF BEGINNING.

PARCEL 2:

THAT PORTION OF THE SOUTHEAST QUARTER OF NORTHWEST QUARTER AND NORTHEAST QUARTER OF SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 24 SOUTH, RANGE 9 EAST OF WILLAMETTE MERIDIAN IN THE ORIGINAL TOWN OF CRESCENT, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY SIDE OF RIVERVIEW STREET WHICH IS 100 FEET SOUTHWESTERLY ALONG THE EASTERLY SIDE OF SAID STREET FROM ITS INTERSECTION WITH STEVENS STREET IN THE ORIGINAL TOWN OF CRESCENT; THENCE SOUTHWESTERLY 50 FEET ALONG EASTERLY SIDE OF RIVERVIEW STREET; THENCE SOUTHEASTERLY AT RIGHT ANGLES TO RIVERVIEW STREET 155 FEET; THENCE NORTHEASTERLY 150 FEET TO THE SOUTHWESTERLY LINE OF STEVENS STREET; THENCE NORTHWESTERLY 60 FEET ALONG STEVENS STREET TO THE NORTHEAST CORNER OF THAT PROPERTY DESCRIBED IN VOLUME 275, PAGE 231, KLAMATH COUNTY DEED RECORDS; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO STEVENS STREET, 100 FEET; THENCE NORTHWESTERLY AT RIGHT ANGLES 95 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

COMMENCING AT THE NORTHWEST CORNER OF BLOCK 30, CRESCENT TOWNSITE AND RUNNING THENCE NORTHWESTERLY ALONG LINE CONFORMING WITH STEEVENS STREET, A DISTANCE OF 160 FEET TO THE POINT OF BEGINNING DESCRIPTION OF LAND HEREIN CONVEYED; THENCE CONTINUING IN SAME DIRECTION 95 FEET; THENCE SOUTHWESTERLY, PARALLEL WITH HIGHWAY 97, 100 FEET; THENCE SOUTHEASTERLY AT RIGHT ANGLES TO SAID HIGHWAY 95 FEET; THENCE NORTHEASTERLY PARALLEL WITH SAID HIGHWAY 100 FEET TO THE POINT OF BEGINNING.