

2007-020122

Klamath County, Oregon



After recording return to:  
Donald Ambers, Jr. and Janet Ambers  
3018 Summers Lane  
Klamath Falls, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:  
Donald Ambers, Jr. and Janet Ambers  
3018 Summers Lane  
Klamath Falls, OR 97603

File No.: 7021-1135365 (ALF)  
Date: November 05, 2007

THIS SPACE



11/30/2007 11:01:40 AM

Fee: \$26.00

### STATUTORY WARRANTY DEED

**Ronnie L. Sieben, II**, Grantor, conveys and warrants to **Donald Ambers, Jr. and Janet Ambers, husband and wife as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**A TRACT OF LAND IN THE NE1/4 OF THE NE1/4 OF SECTION 10, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT AN IRON PIN ON THE WESTERLY RIGHT OF WAY LINE OF SUMMERS LANE WHICH LIES SOUTH 89° 40' WEST A DISTANCE OF 30 FEET AND NORTH 1° 12' WEST ALONG SAID RIGHT OF WAY LINE OF SUMMERS LANE A DISTANCE OF 1153.40 FEET FROM AN IRON PIN IN THE CENTER OF SUMMERS LANE THAT MARKS THE SOUTHEAST CORNER OF THE NE1/4 OF THE NE1/4 OF SAID SECTION 10; RUNNING THENCE CONTINUING NORTH 1° 12' WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 72.5 FEET TO AN IRON PIN; THENCE SOUTH 89° 40' WEST A DISTANCE OF 240 FEET TO A POINT; THENCE NORTH SOUTH 1° 12' EAST A DISTANCE OF 72.5 FEET TO A POINT; THENCE NORTH 89° 40' EAST A DISTANCE OF 240 FEET TO THE POINT OF BEGINNING.**

**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 **\$142,000.00**. (Here comply with requirements of ORS 93.030)

F26

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 28<sup>th</sup> day of November, 2007

Ronnie L. Sieben II

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 28<sup>th</sup> day of November, 2007  
by **Ronnie L. Sieben, II.**



Notary Public for Oregon  
My commission expires: