

2007-020755

Klamath County, Oregon



After recording return to:
Bill Trujillo
1762 Pine Grove Road
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:

Bill Trujillo
1762 Pine Grove Road
Klamath Falls, OR 97603

File No.: 7021-1138862 (ALF)
Date: November 16, 2007

THIS SPACE



12/11/2007 02:14:45 PM

Fee: \$31.00

STATUTORY WARRANTY DEED

Jerry M. Birt and Larea A. Birt, as tenants by the entirety, Grantor, conveys and warrants to **Bill Trujillo**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

B.T.

PARCEL 1:

A PARCEL OF LAND IN THE SE 1/4 NW 1/4 OF SECTION 9, TOWNSHIP 39 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 88 DEGREES 58' EAST A DISTANCE OF 30.0 FEET AND NORTH 0 DEGREES 06' EAST A DISTANCE OF 1093.20 FEET FROM THE SOUTHWEST CORNER OF SAID SE 1/4 OF THE NW 1/4, SAID POINT ALSO BEING ON THE EAST RIGHT OF WAY LINE NW 1/4, SAID POINT ALSO BEING ON THE EAST RIGHT OF WAY LINE OF PINE GROVE ROAD, THENCE NORTH 0 DEGREES 06' EAST, ALONG SAID EAST LINE A DISTANCE OF 200.64 FEET; THENCE LEAVING SAID EAST LINE AND RUNNING SOUTH 89 DEGREES 30' EAST, A DISTANCE OF 297.2 FEET; THENCE SOUTH 0 DEGREES 06' WEST A DISTANCE OF 201.11 FEET; THENCE NORTH 89 DEGREES 24' WEST A DISTANCE OF 297.2 FEET TO THE POINT OF BEGINNING.

RESERVING THE EAST 30.0 FEET FOR A NON-EXCLUSIVE ROAD EASEMENT.

PARCEL 2:

A PARCEL OF LAND IN THE SE 1/4 NW 1/4 OF SECTION 9, TOWNSHIP 39 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

F 31-

BEGINNING AT A POINT WHICH IS SOUTH 88 DEGREES 58' EAST A DISTANCE OF 30.0 FEET AND NORTH 0 DEGREES 06' EAST A DISTANCE OF 1093.20 FEET FROM THE SOUTHWEST CORNER OF SAID SE 1/4 NW 1/4 AND CONTINUING NORTH 0 DEGREES 06' EAST, ALONG SAID EAST LINE A DISTANCE OF 200.64 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT ALSO BEING ON THE EAST RIGHT OF WAY LINE OF PINE GROVE ROAD; THENCE SOUTH 89 DEGREES 30' EAST, A DISTANCE OF 297.2 FEET; THENCE NORTH 0 DEGREES 06' EAST A DISTANCE OF 25 FEET TO THE SOUTH LINE OF PROPERTY DESCRIBED IN DEED BOOK M-66, PAGE 831; THENCE SOUTH 89 DEGREES 55' WEST ALONG SAID SOUTH LINE, A DISTANCE OF 297.2 FEET TO THE EAST RIGHT OF WAY LINE OF PINE GROVE ROAD, THENCE SOUTH ALONG SAID EAST LINE, 25 FEET, MORE OR LESS, 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 **\$399,000.00**. (Here comply with requirements of ORS 93.030)

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 11 day of Dec, 2007

Jerry Birt
Jerry Birt

Larea Birt
Larea Birt

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 11 day of Dec, 2007
by **Jerry Birt and Larea Birt.**

Adrien Fleek

Notary Public for Oregon
My commission expires: 12-3-10

