



THIS SPACE RE

2007-021235
Klamath County, Oregon



12/20/2007 03:26:17 PM

Fee: \$26.00

MT80856

After recording return to:

Scott E. Engelbrecht

5151 Bristol Avenue

Klamath Falls, OR 97603

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

Scott E. Engelbrecht

5151 Bristol Avenue

Klamath Falls, OR 97603

Escrow No. MT80856-MS

Title No. 0080856

SWD

STATUTORY WARRANTY DEED

Carolyn M. Engelbrecht, Grantor(s) hereby convey and warrant to **Scott E. Engelbrecht**, 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:

The true and actual consideration for this conveyance is \$ 18,000.00

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007 (MEASURE 49 (2007)). 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007 (MEASURE 49 (2007)).

Dated this 20th day of Dec, 2007

Carolyn M. Engelbrecht
Carolyn M. Engelbrecht

State of Oregon

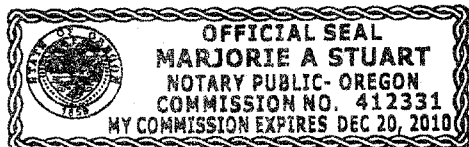
County of KLAMATH

This instrument was acknowledged before me on 12/20, 2007 by Carolyn M. Engelbrecht.

Marjorie A. Stuart

(Notary Public for Oregon)

My commission expires 12/20/10



264117

EXHIBIT "A"
LEGAL DESCRIPTION

The East half of the following described real property:

A parcel of land in the S1/2 NW1/4 SE1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, more fully described as follows:

Beginning at a point in the center line of a 60 foot roadway from which the quarter section corner common to Section 11, and 14, Township 39 South, Range 9 East of the Willamette Meridian, bears South 89° 28' West along the said roadway center line 549.9 feet and South 0° 09' East along the North and South center line of said Section 11, as marked on the ground by a well established fence line 1663.6 feet; and running thence from said beginning point North 0° 16' West 315.2 feet; thence South 89° 31' East 131.2 feet; thence South 0° 12' East 312.9 feet, more or less, to the center line of the before mentioned roadway; thence South 89° 28' West 131.2 feet, more or less, to the point of beginning.