

THIS SPACE RJ

2007-021552

Klamath County, Oregon



12/28/2007 11:35:07 AM

Fee: \$26.00

After recording return to:

JONATHAN F. ROYLE

7424 REEDER RD

KLAMATH FALLS, OR 97603

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

JONATHAN F. ROYLE

7424 REEDER RD

KLAMATH FALLS, OR 97603

Escrow No. MT80962-LW

Title No. 0080962

SWD

### STATUTORY WARRANTY DEED

/J./

**GRANT D. HAMILTON and LORI/HAMILTON**, as tenants by the entirety, Grantor(s) hereby convey and warrant to **JONATHAN F. ROYLE, A MARRIED MAN**, 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:

A parcel of land situated in the South one-half of the Southeast one-quarter of Section 19, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of that certain tract of land described in M69, page 6053 of the official Klamath County Records, from which the Southeast corner of said Section 19 bears the following two bearings and distances: North 87° 15' 00" East 1135.99 feet, South 00° 06' 00" West 1071.45 feet, thence from said point of beginning South 87° 15' 00" West 1180.48 feet to a 1/2" iron pin which is located 115 feet East, measured at right angles from the center line of the U.S.B.R. "C" Canal, South Branch, thence North 14° 19' 00" East, parallel to and Easterly 115 feet, measured at right angles to the said "C" Canal 392.67 feet to a 1/2" iron pin on the North line of the said South one-half of the Southeast one-quarter, thence South 89° 56' 14" East along the North line of said South one-half of the Southeast one-quarter 1082.58 feet, to a 1/2" iron pin on the West line of said parcel of land described in M69, page 6053, thence South 00° 06' 00" West along the West line of said parcel described in M69, page 6053, 322.65 feet to the point of beginning.

TOGETHER WITH common easements 20 feet in width for purposes of ingress and egress situated in the South one-half of the Southeast one-quarter of Section 19, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon more particularly described as follows:

(1) Beginning at a point on the East line of said Section 19, from which the Southeast corner of said Section 19, bears South 00° 06' 00" West 1031.42 feet, thence from point of beginning South 87° 15' 00" West 685.84 feet, thence North 00° 06' 00" East 20.01 feet, thence North 87° 15' 00" East 685.84 feet, thence South 00° 06' 00" West 20.01 feet to the point of beginning.

(2) Beginning at a point, from which the Southeast corner of said Section 19, bears the following two bearings and distances: North 87° 15' 00" East 685.84 feet, South 00° 06' 00" West 1031.42 feet, thence from said point of beginning South 87° 15' 00" West 132.16 feet, thence North 00° 06' 00" East 20.01 feet, thence North 87° 15' 00" East 132.16 feet, thence South 00° 06' 00" West 20.01 feet to the point of beginning.

(3) Beginning at a point, from which the Southeast corner of said Section 19 bears the following three bearings and distances: North 87° 15' 00" East 132.16 feet, continuing North 87° 15' 00" East 685.84 feet, South 00° 06' 00" West 1031.42 feet, thence from said point of beginning South 87° 15' 00" West 347.99 feet, thence North 00° 06' 00" East 40.03 feet, thence North 87° 15' 00" East 30.00 feet to the Southwest corner of that certain parcel of land described in M69, page 6053, thence South 00° 06' 00" West 20.01 feet, thence North 87° 15' 00" East 317.99 feet, thence South 00° 06' 00" West 20.01 feet to the point of beginning.

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 **\$276,500.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 to 336. 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

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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 ORS 195.300 TO 336.

Dated this 26 day of December, 2007.

Grant D. Hamilton  
GRANT D. HAMILTON

Lori J. Hamilton  
LORI HAMILTON

/s./  
State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on December 27, 2007 by GRANT D. HAMILTON and LORI J. HAMILTON.

Lisa Weatherby  
(Notary Public for Oregon)  
My commission expires 11/20/2011

