



2007-021571
Klamath County, Oregon



12/28/2007 03:12:43 PM

Fee: \$26.00

THIS SPAC

After recording return to:
Donald L. Stroud and Lois M. Stroud

Until a change is requested all tax statements
shall be sent to the following address:
Donald L. Stroud and Lois M. Stroud
Same As Above

File No.: 7021-1136898 (ALF)
Date: November 13, 2007

STATUTORY WARRANTY DEED

Kenneth W. Hoffman and Donald L. Stroud, Grantor, conveys and warrants to **Donald L. Stroud and Lois M. Stroud, 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 situated in the NW1/4 SW1/4 of Section 2, Township 39 South, Range 9 E.W.M., more particularly described as follows:

Beginning at the brass plug marking the West quarter corner of said Section 2; thence South 0° 13' East along the Westerly line of said Section 2, a distance of 53 feet; thence North 89° 47' East, a distance of 30.00 feet to an iron pin on the Easterly right of way line of Summers Lane and the true point of beginning; thence continuing North 89° 47' East to the Westerly right of way line of U.S.B.R. "A" Canal; thence Southeast along the Westerly right of way line of said canal to the Northeast corner of that certain tract conveyed to Smith & Westvold by deed recorded January 28, 1964, in Deed Volume 350 at Page 590; thence South 89° 47' West 82.38 feet to the Westerly right of way line of Summers Lane, thence North 0° 13' West along the right of way line 159 feet; more or less to the point of beginning. EXCEPTING THEREFROM that portion conveyed to State of Oregon by and through its State Highway Commission by deed recorded May 6, 1964 in Volume 352 Page 573, records of Klamath County, Oregon.

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 **\$115,000.00**. (Here comply with requirements of ORS 93.030)

APN: R520056

Statutory Warranty Deed
- continued

File No.: 7021-1136898 (ALF)
Date: 11/13/2007

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 27 day of Dec , 2007.

Kenneth W Hoffman
Kenneth W Hoffman

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 27 day of Dec , 2007
by Kenneth W. Hoffman and Donald C. Stroud

Notary Public for Oregon
My commission expires:

12-3-10

