

MTC 81326-KR



2008-000080

Klamath County, Oregon

THIS SPACE



01/02/2008 03:29:47 PM

Fee: \$31.00

After recording return to:

~~Linda Dart-Henry~~ James D. Henry

3822 LaMarada Way

Klamath Falls, OR 97603

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

~~Linda Dart-Henry~~ James D. Henry

3822 LaMarada Way

Klamath Falls, OR 97603

Escrow No. MT81326-KR

Title No. 0081326

SWD-EM

STATUTORY WARRANTY DEED

Frances Sagapolu and Raymond Sagapolu, as tenants by the entirety, Grantor(s) hereby convey and warrant to ~~Linda Dart-Henry and James D. Henry, as tenants by the entirety~~, 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

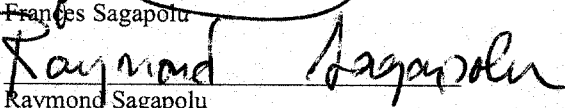
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$265,000.00**.

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 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 21st day of December, 2007.


Frances Sagapolu


Raymond Sagapolu

31.00

STATE OF CALIFORNIA

COUNTY OF Santa Clara ^{SS.}

On December 21, 2007 before me, Krista Chaffin-Penny ^{not} personally appeared Frances Sagapolu and Raymond Sagapolu personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that executed the same in authorized capacity(ies), and that by signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature K. Chaffin-Penny

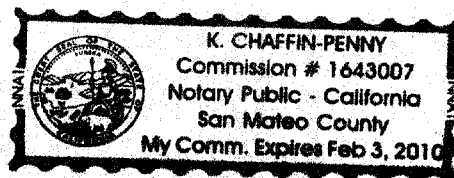


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

A tract of land being a portion of Lot 15, Block 1, Tract No. 1031, SHADOW HILLS - 1, situated in the NW1/4 SW1/4, Section 35, and the NE1/4 SE1/4, Section 34, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the Southerly line of said Lot 15, from which the Southeasterly corner of said Lot 15, bears South 66 degrees 04' 00" East 78.00 feet; thence North 23 degrees 56' 00" East 104.83 feet to the Southerly line of Marian Court; thence on the arc of a curve to the left (radius point bears South 21 degrees 34' 10" West 200.00 feet and central angle equals 31 degrees 46' 59") 119.20 feet to the Northwesterly corner of said Lot 15; thence South 00 degrees 02' 42" West 77.13 feet to the Southwesterly corner of said Lot 15; thence South 66 degrees 04' 00" East 72.78 feet to the point of beginning.

PARCEL 2:

A tract of land being a portion of Lot 15, Block 1, Tract No. 1031, SHADOW HILLS - 1, situated in the NW1/4 SW1/4, Section 35, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southeasterly corner of said Lot 15; thence North 66 degrees 04' 00" West along the Southerly lot line 78.00 feet; thence North 23 degrees 56' 00" East 104.83 feet to the Southerly line of Marian Court; thence on the arc of a curve to the right (radius point bears South 21 degrees 34' 10" West 200.00 feet, central angle equals 02 degrees 21' 51") 8.25 feet; thence South 66 degrees 04' 00" East 49.75 feet; thence on a curve to the right (radius equals 20.00 feet and central angle equals 90 degrees 00' 00") 31.42 feet to the Westerly line of Summers Lane; thence South 23 degrees 56' 00" West 85.00 feet to the point of beginning.