

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.

ESC

RALPH E. WEEKLY & ETHEL
PRITCHETT
4415 ANDERSON AV.
KLAMATH FALLS, OR 97603

2007-020139
Klamath County, Oregon

00036040200700201390010011

11/30/2007 11:44:45 AM

Fee: \$21.00

SPACE RESERV.
FOR
RECORDEE

2008-000764
Klamath County, Oregon



00038718200800007640020023

WARRANTY DEED

01/17/2008 02:48:22 PM

Fee: \$26.00

KNOW ALL BY THESE PRESENTS that RALPH E. WEEKLY AND ETHEL PRITCHETT hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by RALPH E. WEEKLY AND ETHEL PRITCHETT WEEKLY hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit: PROPERTY DESCRIPTION: 4415 ANDERSON AV., KLAMATH FALLS, OR. 97603; ACRES: 0.9 MAP: R-3909 - 01488 - 04300 - 000 CODE: 041 LEGAL: VILLA ST. CLAIR, LOT POR 34+35 PLAT 30-49

RE-RECORD 2007-020139; TO CORRECT LEGAL DISCP.
* SEE ATTACHED

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): NO EXCEPTIONS

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0. However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols "if", if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on 11/30/2007; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

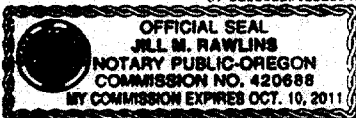
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.52. THIS INSTRUMENT DOES NOT A LOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR 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.

Ralph Edmond Weekly
Ethel Pritchett Weekly

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on 11/30/07
by Ralph Edmond Weekly and Ethel Pritchett Weekly

This instrument was acknowledged before me on _____
by _____
as _____
of _____



Jerry Rawlins
Notary Public for Oregon
My commission expires 10/10/11



STATE OF OREGON)
County of KLAMATH)
I CERTIFY that this is a true and correct copy of a document in the possession of the Klamath County Clerk.

Dated: January 17, 2008
LINDA SMITH, Klamath County Clerk

By: Lisa Kessler, Deputy

200 MAR 22 AM 10:48

Vol. M00 Page 9384

WARRANTY DEED

Grantor: Michael Lee Howard, Trustee of the Richard D. Howard Revocable Living Trust Dated October 6, 1998

State of Oregon, County of Klamath
Recorded 3/22/00, at 10:48 a.m.
In Vol. M00 Page 9384

Grantee: Ralph E. Weekly & Ethel Pritchett

Linda Smith,
County Clerk Fee \$ 21.00

After recording, return & send
tax stmts to:

Consideration: \$115,000.00

Michael Lee Howard, Trustee of the Richard D. Howard Revocable Living Trust Dated October 6, 1998, Grantor, conveys and warrants to Ralph E. Weekly and Ethel Pritchett, Grantees, not as tenants in common but with the right of survivorship, their assigns and heirs of the survivor of said grantees, the following described real property free from encumbrances except as specifically set forth herein, situated in Klamath County, Oregon, to-wit:

A portion of Lots 34 and 35, VILLA SAINT CLAIR, situated in the NW 1/4 NW 1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southwest corner of said Lot 34; thence North 00 degrees 06' 14" East, along the West line of said Lot 34, 186.71 feet; thence leaving said line, South 89 degrees 35' 00" East 141.36 feet; thence South 00 degrees 06' 14" West 186.71 feet to a point on the South line of said Lot 35; thence North 89 degrees 35' 00" West 141.36 feet to the point of beginning. For reference see the map of survey for property line adjustment 30-99 on file at the office of the Klamath County Surveyor.

Together with any interest which the grantor has in the easements created by instrument dated 10/27/99, recorded 10/29/99, Vol. M99, page 43314, Microfilm Records, Klamath County, Oregon.

SUBJECT TO: Easements, rights of way of record, and those apparent on the land.

Code 41 Map 3909-14BB TL 4300

THIS INSTRUMENT WILL 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

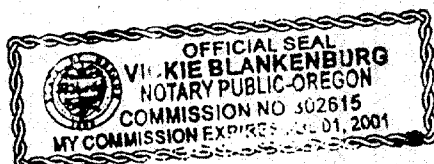
Dated: March 22, 2000.

RICHARD D. HOWARD REVOCABLE LIVING TRUST
DATED OCTOBER 6, 1998

by Michael Lee Howard
Michael Lee Howard, Trustee

STATE OF OREGON)
County of March ss

On this 22nd day of March, 2000, before me, the undersigned Notary Public, personally appeared Michael Lee Howard, to me known to be the person described in the foregoing instrument and acknowledged that he executed the same in the capacity therein stated and for the purposes therein contained. IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Vickie Blankenburg
Notary Public for Oregon
My Commission Expires: 7-01-2001