

2008-000891

Klamath County, Oregon



01/22/2008 03:24:47 PM

Fee: \$31.00



THIS SPA

After recording return to:
June Hummel
38831 Groshong Road NE
Albany, OR 97321

Until a change is requested all tax statements
shall be sent to the following address:
June Hummel
38831 Groshong Road NE
Albany, OR 97321

File No.: 7021-1153622 (DMC)
Date: January 07, 2008

STATUTORY WARRANTY DEED

Brent Thomas, Grantor, conveys and warrants to **June Hummel and Laurie M. Larson, not as tenants in common but with full rights of survivorship**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

The land referred to in this report is described in Exhibit A attached hereto.

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 **\$475,000.00**. (Here comply with requirements of ORS 93.030)

F31-

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. 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.

Dated this 22 day of January, 2008.

Brent Thomas

Brent Thomas

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 22 day of January, 2008
by **Brent Thomas**.



Dori Crain
Notary Public for Oregon
My commission expires: November 7, 2009

Exhibit "A"

Real property in the County of Klamath, State of Oregon, described as follows:

All in Township 41 South, Range 12 East of the Willamette Meridian:

Section 15: SE 1/4 NE 1/4 and

That part of the NE 1/4 SE 1/4 lying North of the "D" Canal, as follows:

A tract of land comprising 10 acres, more or less, located in the NE 1/4 SE 1/4, Section 15, Township 41 South, Range 12 East of the Willamette Meridian and more particularly described as follows:

Beginning at the Northwest corner of said NE 1/4 SE 1/4 of said Section 15, Township 41 South, Range 12, East of the Willamette Meridian; thence South on the 40 line of the North right of way line of the "D" Canal of U. S. Reclamation Service as now located and constructed; thence following said North right of way line of said "D" Canal in a Southeasterly direction to its intersection with the East line of said NE 1/4 SE 1/4 of said Section 15; thence North on the Section line to the Northeast corner of said NE 1/4 SE 1/4 of said Section 15; thence West on the East and West 1/2 Section line to the point of beginning.

Tax Parcel Number: R891305 and R110034

This legal description was created prior to January 1, 2008