

2008-001047

Klamath County, Oregon



01/25/2008 02:45:22 PM

Fee: \$31.00



THIS SPAC

After recording return to:
Hager Lane, LLC

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

File No.: 7021-899491 (ALF)
Date: December 31, 2007

STATUTORY WARRANTY DEED

Johnie D. K. Lake and Stacy L. Lake, an estate in fee simple, as tenants by the entirety,
Grantor, conveys and warrants to **Hager Lane, LLC**, Grantee, the following described real property free
of liens and encumbrances, except as specifically set forth herein: *WCL*

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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 **\$5,000.00**. (Here comply with requirements of ORS 93.030)

F31-

EXHIBIT A

LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST 1/16 CORNER OF SAID SECTION 12, AS ESTABLISHED BY RECORD OF SURVEY NO. 2092; THENCE NORTH 89° 53' 19" EAST, 15.00 FEET TO A POINT ON THE WEST END OF HAGER LANE (30 FEET WIDE) ACCORDING TO THE OFFICIAL PLAT OF KERNS TRACTS, ON FILE IN THE KLAMATH COUNTY CLERK'S OFFICE; THENCE SOUTH 00° 21' 17" WEST, 10.00 FEET TO THE SOUTH LINE OF SAID HAGER LANE AND BOUNDARY OF SAID KERNS TRACTS; THENCE ALONG SAID BOUNDARY OF KERNS TRACTS, NORTH 89° 53' 19" EAST, 132.00 FEET; THENCE CONTINUING ALONG SAID BOUNDARY OF KERNS TRACTS, SOUTH 00° 21' 17" WEST, 30.00 FEET TO THE SOUTH LINE OF HAGER LANE (60 FEET WIDE); THENCE SOUTH 89° 53' 19" WEST, PARALLEL WITH THE SOUTH LINE OF HAGER LANE, A DISTANCE OF 147.13 FEET MORE OR LESS TO THE EAST LINE OF PARCEL 3 OF LAND PARTITION NOS. 30-96; THENCE NORTH 00° 33' 03" EAST, 40.00 FEET TO THE POINT OF BEGINNING. CONTAINING 4563 SQUARE FEET MORE OR LESS, WITH BEARINGS BASED ON THE PLAT OF LAND PARTITION NOS. 30-96.