

THIS SPACE R

2008-001243
Klamath County, Oregon



01/30/2008 11:32:32 AM

Fee: \$26.00

After recording return to:

Matthew L.E. Sizer

4224 Ezell Avenue

Klamath Falls, OR 97603

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

Matthew L.E. Sizer

4224 Ezell Avenue

Klamath Falls, OR 97603

Escrow No. MT81386-MS

Title No. 0081386

SWD

STATUTORY WARRANTY DEED

Walter L. Moden and Donna Moden, as tenants by the entirety, Grantor(s) hereby convey and warrant to Matthew L.E. Sizer, 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 \$189,900.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, 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 ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

Dated this 22nd day of Jan, 2007

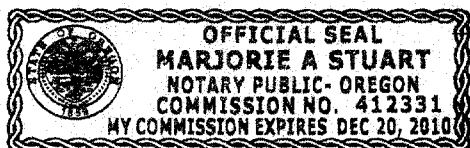
Walter L. Moden

Donna Moden

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 1/22, 2008 by Walter L. Moden and Donna Moden.



(Notary Public for Oregon)

My commission expires

12/20/10

26 AMT

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land described as follows:

Beginning at an iron pin which lies South along the center line of Summers Lane, which is the West line of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, a distance of 331.4 feet, and South 89° 48' East a distance of 275.5 feet from the iron pin in the center of Summers Lane which marks the Northwest corner of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence; South parallel to the center line of Summers Lane, which is also the West line of said Section 11, a distance of 331.4 feet to an iron pin; thence South 89° 48' East a distance of 67 feet to an iron pin; thence North parallel to the center line of Summers Lane a distance of 331.4 feet to an iron pin; thence North 89° 48' West a distance of 67 feet, more or less, to the point of beginning, in the NW1/4 NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Together with a perpetual easement for ingress and egress, to and from the above described lands, over and across that certain 30-foot roadway over the lands formerly owned by Carl Tucker and Helen E. Tucker, and extending from Summers Lane to the lands above described; also perpetual easement for an irrigation ditch across the said former Tucker lands and adjoining the above described lands, and extending from the Easterly line thereof to the lands above described, said easements being more fully described in deed recorded May 22, 1941 in Volume 138, page 163, Deed Records of Klamath County, Oregon.

TOGETHER WITH the NW1/4 of the NW1/4 of the NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon; EXCEPTING THEREFROM the following portions thereof:

Those portions conveyed to Noel A. Turner and Margaret Turner, his wife, by Deed recorded July 22, 1930 in Volume 90 at page 475; by Deed recorded July 24, 1930 in Volume 90 at page 487; by Deed recorded May 22, 1941 in Volume 138 at page 163; by Deed recorded May 22, 1941 in Volume 138 at page 165; That portion conveyed to Curtis W. Cramer by Deed recorded May 27, 1941 in Volume 138 at page 234; that portion conveyed to S. J. Tucker by Deed recorded November 4, 1946 in Volume 198 at page 63; and those portions conveyed to A.M. Gibson by Deed recorded May 17, 1951 in Volume 247 at page 260, all in the Microfilm Records of Klamath County, Oregon

AND EXCEPTING THEREFROM that portion thereof lying within the boundaries of Ezell Avenue