

2008-001523

Klamath County, Oregon



00039632200800015230020023

02/05/2008 02:47:30 PM

Fee: \$26.00



After Recording Return To:

Monte Goldbeck
PO Box 40112
Eugene OR 97404

Send Tax Statements To:

Monte Goldbeck
PO Box 40112
Eugene OR 97404

Title Order No.
Escrow No. 200611339
Tax Account No.

FAC 881852

WARRANTY DEED

(ORS 93.850)

mmB
Marion L. Sevruck, an estate in fee simple, Grantor, conveys and warrants to Monte Goldbeck, an estate in fee simple, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

See Exhibit 'A' attached hereto and by reference made a part hereof.

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.

The true consideration for this conveyance is \$50,000.00.

Dated this 26th day of January, 2008

Marion L. Sevruck

Marion L. Sevruck

a mmB

State of Washington, County of Snohomish)ss.



mmB This instrument was acknowledged before me on 26th January, 2008 by Marion L. Sevruck.

Sarah E. Darragh

Notary Public

My commission expires: 06/29/2011

F- 26

Title No.

Escrow No. 200611339

EXHIBIT 'A'

Legal Description:

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

A TRACT OF LAND SITUATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 29, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

THE WEST 644 FEET OF THE EAST 1304 FEET EXCEPT THEREFROM THE EAST 350 FEET OF THE SOUTH 652 FEET; ALSO EXCEPT THEREFROM ANY PORTION LYING WITHIN THE RIGHT OF WAY OF DEL FATTI ROAD; FURTHER EXCEPTING ANY PORTION LYING WITHIN THE C-4-R LATERAL.

Tax Parcel Number: R585423

Subject to:

The assessment roll and the tax roll disclose that the within described premises were specially zoned or classified for Farm use. If the land has become or becomes disqualified for such use under the statute, an additional tax or penalty may be imposed.

The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.

Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.

Any unpaid charges or assessments of the Klamath Irrigation District.

Agreement, including terms and provisions thereof.

Between: G. W. White et ux and United States of America

Recorded: August 13, 1908 in Volume 24 page 506, Deed records of Klamath County, Oregon

Easement, including terms and provisions contained therein:

Recording Information: in Book 28 page 606, Deed records of Klamath County, Oregon

In Favor of: United States of America

For: an easement 50' wide

- END OF EXCEPTIONS -