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NO PART OF ANY STEVENS-NESS FORM MAY BE REPI

2008-001904

Klamath County, Oregon



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02/14/2008 01:00:27 PM

Fee: \$31.00

Marney M. Dudley  
28600 E. Hwy 140  
Bonanza, OR 97623

Grantor's Name and Address

BRADLEY S. DUDLEY  
28600 E. Hwy 140  
Bonanza, OR 97623

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

BRADLEY S. DUDLEY  
28600 E. Hwy 140  
Bonanza, OR 97623

Until requested otherwise, send all tax statements to (Name, Address, Zip):

BRADLEY S. DUDLEY  
28600 E. Hwy 140  
Bonanza, OR 97623

SPACE RESERV  
FOR  
RECORDER'S L

By \_\_\_\_\_, Deputy.

## QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that

BRADLEY DUDLEY AND MARNEY DUDLEY (ALSO KNOWN AS CURRENT MARNEY SCHEFFLER)  
hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto  
BRADLEY DUDLEY  
hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of the grantor's right, title and interest in 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:

SEE ATTACHMENTS, 1 AND 2

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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

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 ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols ®, 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 14 FEB 2008; 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 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.

*[Signature of Marney Scheffler]*  
Marney Scheffler

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on February 14, 2008  
by Bradley Dudley and Marney Dudley AKA Marney Scheffler.

This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



*[Signature of Lisa Kessler]*  
Notary Public for Oregon  
My commission expires Mar. 13, 2011

ATTACHMENT 1

2007-018362  
Klamath County, Oregon



10/24/2007 03:16:36 PM

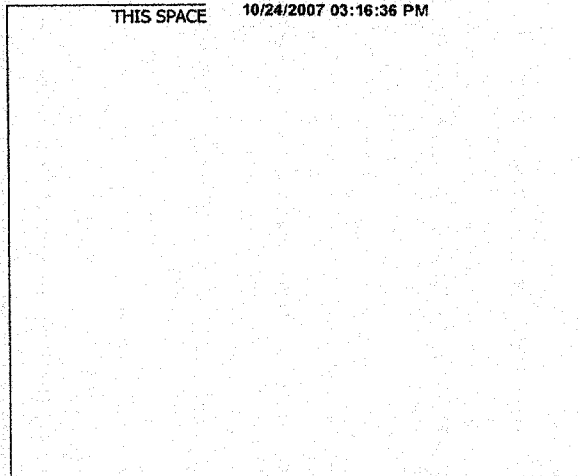
Fee: \$31.00



After recording return to:  
Bradley Dudley and Marney Dudley  
*2505 American Ave.*  
*Klamath Falls, OR*  
*97603*

Until a change is requested all tax statements  
shall be sent to the following address:  
Bradley Dudley and Marney Dudley  
*Same as above*

File No.: 7021-1119134 (DMC)  
Date: October 02, 2007



### STATUTORY WARRANTY DEED

**Brian E. Stapp and Karen F. Stapp**, Grantor, conveys and warrants to **Bradley Dudley and Marney Dudley as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

The true consideration for this conveyance is **\$350,000.00**. (Here comply with requirements of ORS 93.030)

**Subject to:**

1. The **2007-2008** Taxes, a lien not yet payable.
2. 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.

**A tract of land situated in the SE ¼ SW ¼ of Section 5 and the N ½ NW ¼ of Section 8, Township 38 South, Range 11 East of the Willamette Meridian, more particularly described as follows:**

**Beginning at a point from which the Northwest corner of said Section 8 bears S. 77°50'31" W. a distance of 1486.15 feet; thence N. 56°50'40" E. a distance of 60 feet; thence S. 86°14'55" E. a distance of 250.68 feet; thence S. 40°53'59" E. a distance of 448.75 feet; thence S. 01°43'39" E. a distance of 935.16 feet; thence West a distance of 792.22 feet; thence N. 01°31'46" W. a distance of 103.00 feet; thence N. 01°52'19" W. a distance of 383.82 feet; thence N. 18°04'00" E. a distance of 468.59 feet; thence N. 03°24'46" W. a distance of 178.59 feet; thence N. 18°55'02" E. a distance of 155.58 feet to the point of beginning, with bearings based on Survey No. 920 as recorded in office of the County Surveyor.**

**TOGETHER WITH the following parcels:**

Page 1 of 3

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APN: R602887

Statutory Warranty Deed  
- continued

File No.: 7021-1119134 (DMC)  
Date: 10/02/2007

A 60 foot wide easement for ingress and egress described as follows: Beginning at a point from which the Northwest corner of Section 8 bears S. 77°50'31" W. a distance of 1486.15 feet; thence N. 56°50'40" E. a distance of 60.00 feet; thence N. 33°09'20" W. a distance of 611.42 feet to the Southerly right of way line of State Highway No. 140; thence S. 51°50'40" W. along said right of way a distance of 60.23 feet; thence S. 33°09'20" E. a distance of 605.17 feet to the point of beginning.

AND

A strip of land being a portion of Parcel 1 of "Land Partition 55-00", situated in the SW 1/4 of Section 5, Township 38 South, Range 11 E. W. M., Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the Southeasterly right of way line of Highway 140; from which the Southwest corner of said Section 5 bears S. 51°50' 40" W. 30.00 feet, N. 33°09'20" W. 40.15 feet and S. 52°08'56" W. 1422.24 feet; thence S. 33°09'20" E., along the Northeast line of an existing 60 foot wide easement, 611.42 feet; thence N. 56°50'40" E. 30.00 feet; thence N. 35°57'53" W. 612.16 feet to the point of beginning, with bearings based on record of survey 7076 on file at the office of the Klamath County Surveyor.

AND

A 10 foot wide strip of land being a portion of Parcel 2 of "Land Partition 55-00", situated in the SW 1/4 of Section 5, Township 38 South, Range 11 E. W. M., Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the boundary of that tract of land described in Deed Volume M80 page 1063 (Parcel 2 of M. L. P 79-152), from which the Southwest corner of said Section 5 bears S. 77°55'31" W. 1486.15 feet; thence S. 18°55' W. along the said boundary, 155.58 feet; thence, leaving said boundary, N. 71°05' W. 10.00 feet; thence N. 18°55' E. 155.58 feet; thence S. 71°05' E. 10.00 feet to the point of beginning, with bearings based on record of survey 7076 on file at the office of the Klamath County Surveyor.