

MT81806-KR

THIS SPACE

2008-004541

Klamath County, Oregon



03/28/2008 11:27:17 AM

Fee: \$26.00

After recording return to:

Neal R. Baldwin

2226 Hope Street

Klamath Falls, OR 97603

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

Neal R. Baldwin

2226 Hope Street

Klamath Falls, OR 97603

Escrow No. MT81806-KR

Title No. 0081806

SWD

### STATUTORY WARRANTY DEED

**Kenneth E. Free, Sr. and Beulah H. Free, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **Neal R. Baldwin and Thelma J. Baldwin, as tenants by the entirety**, 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 **\$80,000.00**.

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 19<sup>th</sup> day of MARCH, 2008.

Kenneth E. Free Sr.  
Kenneth E. Free, Sr.

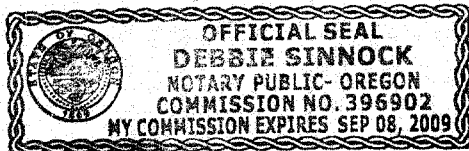
Beulah H. Free  
Beulah H. Free

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 3-19-, 2008 by Kenneth E. Free, Sr. and Beulah H. Free.

Debbie Sinnock  
(Notary Public for Oregon)

My commission expires 9-8-09



26 AMT

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A parcel of land situated in the SE1/4 NW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County Oregon being more particularly described as follows:

From the Southwest corner of the SE1/4 NW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County Oregon running East 330 feet and North 264 feet to the true point of beginning; running thence North 150 feet; thence at right angles East 165 feet; thence at right angles South 150 feet; thence at right angles West 165 feet to the place of beginning.

EXCEPTING therefrom a parcel of land situated in the SE1/4 NW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County Oregon being more particularly described as follows:

Beginning at a point which bears East 330 feet and North 264 feet from the Southwest corner of said SE1/4 NW1/4; thence North 0° 24' 07" West a distance of 68.2 feet to a 1/2 inch iron pin; thence North 89° 24' 35" East a distance of 140.94 feet to a 1 1/4 inch iron pin on the West right-of-way line of Hope Street; thence South 0° 35' 25" East along the West line of Hope Street a distance of 68.2 feet; thence South 89° 24' 35" West a distance of 141.17 feet to the point of beginning.

Said parcel being the North 81.80 feet of Minor Land Partition 20-86, filed in the office of the County Clerk of Klamath County on October 17, 1986.

TOGETHER WITH 1961 Double Car manufactured home, Home ID #148559, Vin#S3288.