

MT82087-TM

THIS SPACE RE

2008-004565

Klamath County, Oregon



03/28/2008 11:41:13 AM

Fee: \$26.00

After recording return to:

Bradley Dudley

28600 E. Hwy 140

Bonanza, OR 97623

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

Bradley Dudley

28600 E. Highway 140

Bonanza, OR 97623

Escrow No. MT82087-TM

Title No. 0082087

SWD

STATUTORY WARRANTY DEED

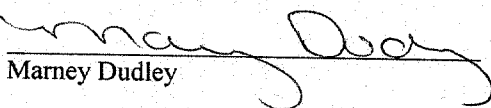
Marney Dudley, Grantor(s) hereby convey and warrant to **Bradley Dudley**, Grantee(s) the following described real property in the County of **Klamath** and State of Oregon free of encumbrances except as specifically set forth herein:

See Attached Exhibit "A"

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: Trust Deed dated October 22, 2007 and recorded on October 24, 2007 in 2007-018363 Records of Klamath County, Oregon in the amount of \$250,000.00 in favor of Mortgage Electronic Registration Systems, INC (MERS), As beneficiary and above Grantee The true and actual consideration for this conveyance is **\$249,017.40**. /agrees to assume and pay.

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.

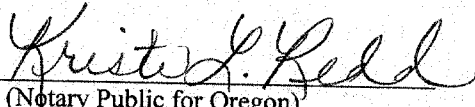
Dated this 26th day of March, 2008


Marney Dudley

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on March 26, 2008 by Marney Dudley.


(Notary Public for Oregon)

My commission expires 11/16/2011



26 AMT

Exhibit "A"

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

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:

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.

Tax Parcel Number: R602887 and R462083