

MT82126-KR



THIS SPACE RI

2008-004925

Klamath County, Oregon



00043633200800049250020028

04/03/2008 11:27:41 AM

Fee: \$26.00

After recording return to:

Paul M. Novak

2935 South 6th Street

Klamath Falls, OR 97603

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

Paul M. Novak

2935 South 6th Street

Klamath Falls, OR 97603

Escrow No. MT82126-KR

Title No. 0082126

SWD

### STATUTORY WARRANTY DEED

Swan Lake Moulding Company, an Oregon corporation, Grantor(s) hereby convey and warrant to Paul M. Novak and John J. Novak, as tenants in common, each as to an undivided 50% interest, 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 **\$65,000.00**.

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 1<sup>st</sup> day of April, 2008.

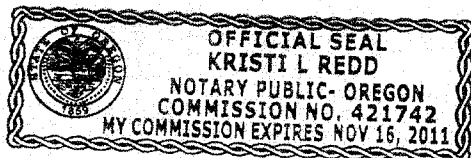
Swan Lake Moulding Company, an Oregon corporation

BY: Dorothy V. Collier  
Dorothy V. Collier, President

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on April 1, 2008 by Dorothy v. Collier, as President for Swan Lake Moulding Company, an Oregon corporation.



Kristi L. Redd  
(Notary Public for Oregon)

My commission expires 11/16/2011

26 AMT

EXHIBIT "A"  
LEGAL DESCRIPTION

A piece or parcel of land in the NW1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the section corner marking the Northwest corner of said Section 3, Township 39 South, Range 9 East of the Willamette Meridian, and running thence South  $0^{\circ} 00' 1/2''$  East along the Westerly boundary of the said Section 3, 826.8 feet, more or less, to its intersection with a line parallel with and 75 feet distant at right angles Northeasterly from the center line of The Dalles-California Highway, also known as South Sixth Street, as the same is now located and constructed; thence South  $55^{\circ} 52' 1/2''$  East along said parallel line 1266.2 feet to the true point of beginning of this description; running thence South  $55^{\circ} 52' 1/2''$  East 50 feet along said parallel line; thence North  $34^{\circ} 07' 1/2''$  East 175 feet; thence North  $55^{\circ} 52' 1/2''$  West 50 feet; thence South  $34^{\circ} 07' 1/2''$  West 175 feet to the said point of beginning.