

MT82070-SH

THIS SPACE RESI

2008-005178

Klamath County, Oregon



04/08/2008 03:11:20 PM

Fee: \$26.00

After recording return to:

Clayton R. Conner

2772 Carroll Avenue

Bonanza, OR 97623

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

Clayton R. Conner

2772 Carroll Avenue

Bonanza, OR 97623

Escrow No. MT82070-SH

Title No. 0082070

SWD

STATUTORY WARRANTY DEED

Jason F. Tofell, Grantor(s) hereby convey and warrant to Clayton R. Conner, 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 \$108,000.00.

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.

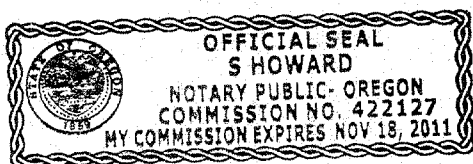
Dated this 4 day of April, 2008.

Jason F. Tofell
Jason F. Tofell

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on April 4, 2008 by Jason F. Tofell.



Howard
(Notary Public for Oregon)
My commission expires Nov 18, 2011

26 AMT

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Beginning on the section line between Sections 9 and 10, Township 39 South, Range 11 East of the Willamette Meridian, 512 feet South of the quarter section corner thereof for the place of beginning; thence West 116 feet; thence South 148 feet; thence East 116 feet; thence North 148 feet to the place of beginning, and being in the NE1/4 of the SE1/4 of Section 9, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM that 30 foot strip conveyed to the Town of Bonanza by Deed recorded April 11, 1963 in Volume 344, page 440, Deed Records of Klamath County, Oregon.

PARCEL 2:

Beginning on the section line between Sections 9 and 10, Township 39 South, Range 11 East of the Willamette Meridian, 512 feet South of the quarter section corner thereof; thence West 116 feet to the true point of beginning; thence continuing West 75 feet; thence South 148 feet; thence East 75 feet; thence North 148 feet to the point of beginning in Klamath County, Oregon.