

2008-005987

Klamath County, Oregon



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04/25/2008 11:12:48 AM

Fee: \$36.00



After recording return to:
First American Title
1225 Crater Lake Ave.
Medford, OR 97504

Until a change is requested all tax statements
shall be sent to the following address:
Gary R. West and Dee Ann West
P.O. Box 717
Jacksonville, OR 97530

File No.: 7161-1151768 (DJ)
Date: April 07, 2008

THIS SPACE F

STATUTORY WARRANTY DEED

Lawrence S. Merry and Linda D. Merry, Grantor, conveys and warrants to **Gary R. West and Dee Ann West, husband and wife as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. 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.

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

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, OF 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, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 14th day of April, 2008.

Lawrence S. Merry
Lawrence S. Merry

Linda D. Merry
Linda D. Merry

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 14th day of April, 2008
by **Lawrence S. Merry and Linda D. Merry.**

Loetta A. Cadman

Notary Public for Oregon

My commission expires: Dec 19, 2010

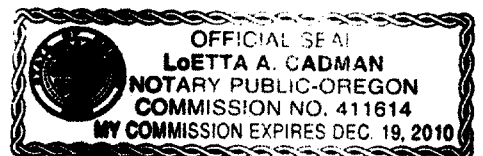


EXHIBIT A

LEGAL DESCRIPTION:

PARCEL 1

A TRACT OF LAND SITUATED IN THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, WHICH LIES NORTH OF HARRIMAN CREEK AND WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 3; THENCE WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 3 A DISTANCE OF 200 FEET TO THE NORTHWEST CORNER OF THE TRACT OF LAND CONVEYED TO C.T. DARLEY BY DEED RECORDED IN VOLUME 286, PAGE 549, DEED RECORDS OF KLAMATH COUNTY, OREGON; THENCE SOUTH ALONG THE WEST LINE OF SAID DARLEY TRACT A DISTANCE OF 241.0 FEET, MORE OR LESS TO AN IRON PIPE; THENCE SOUTH 29° 19' WEST A DISTANCE OF 25.0 FEET, MORE OR LESS, TO AN IRON PIPE LOCATED ON THE NORTH BANK OF HARRIMAN CREEK, WHICH SAID IRON PIPE IS THE TRUE POINT OF BEGINNING.

STARTING AT SAID TRUE POINT OF BEGINNING, THENCE NORTH 81° 45' WEST 142.6 FEET, MORE OR LESS, TO EAST BOUNDARY OF ROAD RIGHT OF WAY; THENCE SOUTH 11° 03' WEST ALONG THE EAST LINE OF SAID ROAD RIGHT OF WAY A DISTANCE OF 78.1 FEET; THENCE SOUTH 79° 41' EAST 129.6 FEET, MORE OR LESS, TO THE NORTH BANK OF HARRIMAN CREEK; THENCE NORTHEASTERLY ALONG SAID NORTH BANK OF HARRIMAN CREEK TO THE TRUE POINT OF BEGINNING.

PARCEL 2

A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHWESTERLY CORNER OF THE TRACT OF LAND CONVEYED TO C. T. DARLEY BY DEED RECORDED IN VOLUME 342, PAGE 209, DEED RECORDS OF KLAMATH COUNTY, OREGON, WHICH SAID POINT IS ALSO THE SOUTHEASTERLY CORNER OF THE TRACT OF LAND CONVEYED TO CLIFFORD DANIEL MILLER BY DEED DATED OCTOBER 13, 1966 AND RECORDED OCTOBER 21, 1966 IN VOLUME M66, PAGE 11211, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON; THENCE SOUTH 81° 45' EAST TO THE SOUTH LINE OF SAID DARLEY TRACT A DISTANCE OF 10 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF THE TRACT OF LAND CONVEYED TO WALTER L. CLINK, ET UX, BY DEED RECORDED IN VOLUME 332, PAGE 533, DEED RECORDS OF KLAMATH COUNTY, OREGON; THENCE SOUTH 11° 03' WEST ON THE WEST LINE OF SAID CLINK TRACT, SAID LINE ALSO BEING THE EAST LINE OF THE PRIVATE 20 FOOT WIDE ROADWAY MORE PARTICULARLY DESCRIBED IN THE DEED TO JOHN L. GROSS DATED OCTOBER 12, 1966, AND RECORDED OCTOBER 20, 1966 IN VOLUME M66, PAGE 10168, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON, A DISTANCE OF 78.1 FEET TO THE SOUTHWEST CORNER OF SAID CLINK TRACT; THENCE NORTH 79° 41' WEST A DISTANCE OF 10 FEET, MORE OR LESS, ALONG THE NORTH LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO TERENCE L. BOYER, ET UX, BY DEED RECORDED IN VOLUME M65, PAGE 3936, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON, TO NORTHWEST CORNER OF SAID BOYER TRACT; THENCE NORTH 56° 41' WEST A DISTANCE OF 146.6 FEET TO AN IRON PIN; THENCE NORTH 7° 37' EAST A DISTANCE OF 42.73 FEET TO THE SOUTHWEST CORNER OF SAID TRACT OF LAND CONVEYED TO CLIFFORD DANIEL MILLER; THENCE SOUTH 70° 35' EAST 140.4 FEET TO THE POINT OF BEGINNING.