

MT082329

2008-006339

Klamath County, Oregon



00045279200800063390020024

05/01/2008 11:36:59 AM

Fee: \$26.00

After recording return to:
Robert A. Wilson Desiree Leo- Wilson PO Box 826 Gilchrist, OR 97737
Until a change is requested, all tax statements shall be sent to the following address:
Same as Above

Order Number: 8544

Reserved for Recorder's Use

### STATUTORY WARRANTY DEED

Thomas G. Wilson, Grantor conveys and warrants to

Robert A. Wilson and Desiree Leo- Wilson, as tenants by the entirety, Grantees the following described real property free of encumbrances except as specifically set forth herein:

see attached exhibit "A"

Account No(s): 155897 and 155888

Map/Tax Lot No(s): 2409-013BC-00300, 2409-031BB-01200

This property is free of encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$45,000.00. (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, CHAPTER 424, OREGON LAWS 2007.

Executed this 29 day of April, 2008

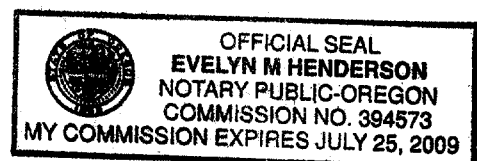
*Thomas G. Wilson*

Thomas G. Wilson

State of Oregon, County of Deschutes ) ss.

This instrument was acknowledged before me on this 29 day of April, 2008 by Thomas G. Wilson

*Evelyn M. Henderson*  
Notary Public for Oregon



26 ANT

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

**PARCEL 1:**

Running 944.08 feet East from the Northwest corner of Section 31, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, East to an iron pipe on East line of Dalles-California Highway; thence Southerly on said line 1213 feet 7 inches to point of beginning; thence Easterly 220 feet; thence 200 feet Southerly; thence 220 feet Westerly back to the line of highway, at right angles to same; thence 200 feet Northerly along line of highway to place of beginning, less strip 20 feet by 200 feet along line of highway conveyed to State Highway Department for right of way.

**PARCEL 2:**

Running 944.08 feet East from the Northwest corner of Section 31, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, East to an iron pipe on the East line of Highway 97; thence Southerly along said line 1413 feet 7 inches to point of beginning; thence Easterly at right angles to Highway 200 feet; thence Southerly parallel to Highway 97, 60 feet; thence Westerly at right angles to said Highway 200 feet; thence Northerly along East right of way line of Highway, 60 feet to point of beginning.

EXCEPT 20 feet along Highway 97 deeded to State Highway Commission.

**PARCEL 3:**

Running 944.08 feet East from the Northwest corner of Section 31, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, East to the iron pipe on the East line of the Dalles-California Highway; thence Southerly on said line 1473 feet and 7 inches to point of beginning; thence Easterly at right angles to said highway, 220 feet; thence Southerly parallel to Highway 97, 50 feet; thence Northwesterly at right angles to said highway, 220 feet to the line of Highway; thence Northerly along said highway 50 feet parallel to said highway to place of beginning.

EXCEPT 20 feet along Highway 97.

And to Reserve to Grantor's, their heir's, sucessors and or assigns an easement of 15 feet on the southerly lot line of tax lot 300 to access remaining property held by grantor.