

MT82273-KR

THIS SPACE IS

2008-007215

Klamath County, Oregon



00046285200800072150010018

05/15/2008 03:18:27 PM

Fee: \$21.00

After recording return to:

Ray D. Ivie

4909 Uhrmann Road

Klamath Falls, OR 97601

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

Ray D. Ivie

4909 Uhrmann Road

Klamath Falls, OR 97601

Escrow No. MT82273-KR

Title No. 0082273

SWD

STATUTORY WARRANTY DEED

Wayne Allen Connors and Pamela Jean Connors, Trustees of the Wayne Allen Connors and Pamela Jean Connors Living Trust dated January 12, 2005, Grantor(s) hereby convey and warrant to Ray D. Ivie and Neva R. Ivie, as tenants by the entirety, 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:

LEGAL DESCRIPTION

Beginning at a point on the Southerly side of Front Street; said point described as being South 14° 27' East 496.7 feet, and thence South 58° 41' East 63.4 feet from the Southeast corner of Lot 92, Block 3, FIRST ADDITION TO BUENA VISTA ADDITION to the City of Klamath Falls, Oregon; thence from point of beginning herein described South 58° 41' East along the Southerly side of Front Street, BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, 310.9 feet to a point of angle in Front Street; thence continuing along the Southerly side of Front Street South 39° 31' East 71.5 feet to a point; thence South 45° 41' West to the shore of Upper Klamath Lake; thence Northwesterly along said shore to a point situate South 31° 19' West of the point of beginning; thence North 31° 19' East to the point of beginning, being a portion of Lot 10, Section 30, Township 38 South, Range 9 East, Willamette Meridian, Klamath County, Oregon.

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 \$350,000.00.

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 12th day of May, 2008.

Wayne Allen Connors and Pamela Jean Connors Living Trust dated January 12, 2005

BY: Wayne Allen Connors, Trustee
Wayne Allen Connors, Trustee

BY: Pamela Jean Connors, Trustee
Pamela Jean Connors, Trustee



State of Oregon

County of Klamath

This instrument was acknowledged before me on May 12, 2008 by Wayne Allen Connors and Pamela Jean Connors, Trustees of the Wayne Allen Connors and Pamela Jean Connors Living Trust dated January 12, 2005.

Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2011

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