

2008-008288

Klamath County, Oregon



00047566200800082880030036



After recording return to:
Robert T Mann and Margaret M Kelley
505 Sansome Street, Suite 1400
San Francisco, CA 94123

94111

Until a change is requested all tax statements
shall be sent to the following address:
Robert T Mann and Margaret M Kelley
505 Sansome Street, Suite 1400
San Francisco, CA 94123

94111

File No.: NCS-355208-WA1 (cas)
Date: June 03, 2008

1st 1241405

THIS SPACE

06/06/2008 03:08:24 PM

Fee: \$31.00

STATUTORY WARRANTY DEED

James S Harrison, Grantor, conveys and warrants to **Robert T Mann and Margaret M Kelley**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 40 SOUTH, RANGE 7 EAST, WILLAMETTE MERIDIAN, IN KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 1 ON THE RANGE LINE BETWEEN RANGES 7 AND 8, EAST OF THE WILLAMETTE MERIDIAN; THENCE NORTH 00° 03' 59" WEST 1735.17 FEET TO A 5/8 INCH IRON ROD ON THE SAID RANGE LINE; THENCE SOUTH 89° 56' 01" WEST 198.00 FEET AT RIGHT ANGLES TO THE SAID RANGE LINE TO A 5/8 INCH IRON ROD; THENCE NORTH 00° 03' 59" WEST 435.64 FEET AND PARALLEL TO SAID RANGE LINE TO A 5/8 INCH IRON ROD, BEING THE SOUTHEASTERLY CORNER OF SAID PARCEL, THE TRUE POINT OF BEGINNING; THENCE SOUTH 89° 56' 01" WEST 202.00 FEET AT RIGHT ANGLES TO THE SAID RANGE LINE TO A 5/8 INCH IRON ROD; THENCE NORTH 00° 03' 59" WEST AND PARALLEL TO THE SAID RANGE LINE TO A POINT AT THE INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF HIGHWAY 66; THENCE EASTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY TO A 5/8 INCH IRON ROD AT THE INTERSECTION OF SAID LINE WITH A LINE RUNNING PARALLEL TO, AND 198.00 FEET FROM SAID RANGE LINE WHEN MEASURED AT RIGHT ANGLES TO SAID RANGE LINE; THENCE SOUTH 00° 03' 59" EAST 224.36 FEET AND PARALLEL TO THE SAID RANGE LINE TO THE POINT OF BEGINNING.

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.

APN: **R870640**

Statutory Warranty Deed
- continued

File No.: **NCS-355208-WA1 (cas)**
Date: **06/03/2008**

The true consideration for this conveyance is **\$378,855.00 representing 49% of said property.**
(Here comply with requirements of ORS 93.030)

Unofficial
Copy

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 4 day of June, 2008.

James S Harrison

STATE OF CALIFORNIA)SS
COUNTY OF SAN FRANCISCO)

On 6/04/08, before me, ROBERT MALCOLM CORNING, NOTARY PUBLIC, personally appeared James S Harrison, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Robert Malcolm Corning (Seal)

