

MT82544-SH

THIS SPACE RE

2008-008661

Klamath County, Oregon



06/16/2008 11:35:05 AM

Fee: \$26.00

After recording return to:

THOMAS E. GOLDEN

5531 AMERICAN AVENUE

KLAMATH FALLS, OR 97603

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

THOMAS E. GOLDEN

5531 AMERICAN AVENUE

KLAMATH FALLS, OR 97603

Escrow No. MT82544-SH

Title No. 0082544

SWD

STATUTORY WARRANTY DEED

LEILA M. SCOTT, Grantor(s) hereby convey and warrant to THOMAS E. GOLDEN and MICHELLE D. GOLDEN, 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:

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 **\$184,000.00**.

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 10 day of June, 2008

Leila M. Scott
LEILA M. SCOTT

BY:

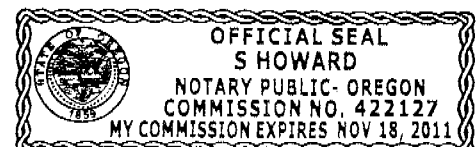
Donna Rae Downer/ her Atty in fact
DONNA RAE DOWNER, HER ATTORNEY IN FACT

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on June 10, 2008 by DONNA RAE DOWNER AS ATTORNEY IN FACT FOR LEILA M. SCOTT.

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



210 ANT

EXHIBIT "A"
LEGAL DESCRIPTION

Tracts 16 and 17, IMPERIAL ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING all that portion of Tract 17 particularly described as follows:

Beginning at a point in the Southerly line of said Lot 17, 37 feet Easterly from the Southwesterly corner of said tract; running thence 37 feet Southwesterly along the southerly line of said tract 17 to the Southwesterly corner thereof; thence Northerly along the line between Lots 17 and 18, 56 feet; thence Southeasterly 40 feet more or less to the place of beginning.