

MT82514MS

THIS SPACE RES

2008-009273

Klamath County, Oregon



00048707200800092730020028

06/24/2008 11:16:55 AM

Fee: \$26.00

After recording return to:

Phillip E. Orella

1144 Civic Center Drive

Rohnert Park, CA 94928

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

Phillip E. Orella

1144 Civic Center Drive

Rohnert Park, CA 94928

Escrow No. MT82514-MS

Title No. 0082514

SWD

STATUTORY WARRANTY DEED

James R. McCullough and Patsy J. McCullough, Grantor(s) hereby convey and warrant to Phillip E. Orella, 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 \$259,900.00.

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 23rd day of June, 2008

James R. McCullough

Patsy J. McCullough

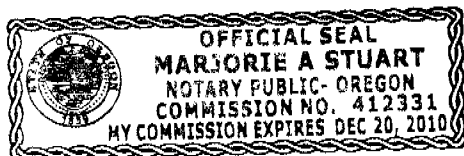
State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 6/23, 2008 by James R. McCullough and Patsy J. McCullough.

(Notary Public for Oregon)

My commission expires 12/20/10



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

A tract of land situated in Government Lot 3, being the NW1/4 of the SW1/4 of Section 31, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the West line of said Government Lot 3, said point being South 00° 05' 06" East, 900.00 feet from the brass cap monument marking the West quarter corner of said Section 31; thence South 89° 55' 49" East, 484.00 feet; thence North 00° 05' 06" West, 343.16 feet; thence South 89° 57' 09" East, 792.41 feet to the East line of said Government Lot 3; thence South 00° 31' 12" East, 40.00 feet; thence North 89° 57' 09" West, 560.29 feet; thence South 00° 31' 12" East, 724.00 feet to the South line of said Government Lot 3; thence North 89° 57' 09" West, 721.92 feet to the Southwest corner of said Government Lot 3; thence North 00° 05' 06" West, 420.99 feet to the point of beginning.

EXCEPTING THEREFROM that portion laying in county road Yonna Drive.