

MT82673-DS

THIS SPACE R

2008-009387
Klamath County, Oregon



06/26/2008 02:42:36 PM

Fee: \$21.00

After recording return to:

JOHN E. DRAKE

2140 Gettle St.

Klamath Falls, OR 97603

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

JOHN E. DRAKE

2140 Gettle St.

Klamath Falls, OR 97603

Escrow No. MT82673-DS

Title No. 0082673

SWD

STATUTORY WARRANTY DEED

PHILIP G. DERRA and LUANE A. DERRA, as tenants by the entirety, Grantor(s) hereby convey and warrant to JOHN E. DRAKE and MARGARET DIANE DRAKE, 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:

Beginning at a point on the West line of the SE1/4 of NW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, which is North 0 ° 35' West 591.2 feet from the Southwest corner of said SE1/4 SW1/4 of Section 2; thence North 0 ° 35' West along said West line a distance of 75 feet; thence North 89 ° 25' East 135 feet; thence South 0 ° 35' East 75 feet; thence South 89 ° 25' West 135 feet to the point of beginning, in the County of Klamath, State of 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 **\$129,000.00**.

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 24 day of June, 2008.

PHILIP G. DERRA

LUANE A. DERRA

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 6-24, 2008 by PHILIP G. DERRA and LUANE A. DERRA.


(Notary Public for Oregon)

My commission expires 9-8-09

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