

MT082788-KR

THIS SPACE RE

2008-009890

Klamath County, Oregon



00049464200800098900020020

07/08/2008 03:14:02 PM

Fee: \$26.00

After recording return to:

Andrew J. King *et al*

8296 Kings Way

Klamath Falls, OR 97603

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

Andrew J. King *et al*

8296 Kings Way

Klamath Falls, OR 97603

Escrow No. MT82788-KR

Title No. 0082788

SWD

STATUTORY WARRANTY DEED

Andrew J. King and Irene M. King, Grantor(s) hereby convey and warrant to Andrew J. King and Irene M. King/~~and Robert L. King and Dolores A. King~~, 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 attached Exhibit "A"

*HUSBAND AND WIFE

**HUSBAND AND WIFE

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:

2008-2009 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is \$1.00.

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 7th day of July, 2008

Andrew J King
Andrew J. King

Irene M King
Irene M. King

State of Oregon
County of Klamath

This instrument was acknowledged before me on July 7, 2008 by Andrew J. King and Irene M. King.



Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2011

20 ATT

EXHIBIT "A"
LEGAL DESCRIPTION

Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon

Section 20: A parcel of land situate in the N1/2 of said Section, said parcel consisting of the entire SW1/4 NE1/4, the entire SE1/4 NW1/4 and that part of the S1/2 SW1/4 NW1/4 described as follows:

Commencing at the Southwest corner of the NW1/4 of said Section, thence North 00° 21' 40" East along the West line of said Section, 301.29 feet; thence leaving said West line North 89° 56' 43" East, 35.00 feet to the Easterly right-of-way line of the county road and the Point of Beginning of this description; thence continuing North 89° 56' 43" East 1302.05 feet; thence North 00° 17' 02" East along the West line of said SE1/4 NW1/4, 362.63 feet to the North line of said S1/2 SW1/4 NW1/4; thence South 89° 53' 16" West along said North line 1301.58 feet to the Easterly right-of-way line of the county road; thence South 00° 21' 40" West along said right-of-way line, 361.35 feet to the point of beginning.