

MT082694-DS

THIS SPACE RE

2008-010238  
Klamath County, Oregon



07/17/2008 11:32:01 AM

Fee: \$26.00

After recording return to:  
KATE E. MACARTNEY  
P. O. Box 1300  
Minden, NV 89423

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

KATE E. MACARTNEY  
P. O. Box 1300  
Minden, NV 89423

Escrow No. MT82694-DS  
Title No. 0082694  
SWD

**STATUTORY WARRANTY DEED**

CHARLES T. KINSEY, TRUSTOR/TRUSTEE OF THE KINSEY LIVING TRUST, Grantor(s) hereby convey and warrant to KATE E. MACARTNEY, 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:

A parcel of land situated in the NW1/4 NW1/4 of Section 30, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Southerly side of Front Street, said point described as being situate South 14 degrees 27' East 496.7 feet; thence South 58 degrees 41' East 374.3 feet and then South 39 degrees 31' East 71.5 feet from the Southeasterly corner of Lot 92, Block 3, FIRST ADDITION TO BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence from the point of beginning herein described, South 39 degrees 31' East, along the Southwesterly line of Front Street 76 feet more or less to a point; thence South 45 degrees 41' West to the shore of Upper Klamath Lake; thence Northwesterly along said shore of Upper Klamath Lake to a point which bears South 45 degrees 41' West from the point of beginning; thence North 45 degrees 41' East to the point of beginning; being a portion of Lot 10, Section 30, Township 38 South, Range 9, East of the Willamette Meridian, in the County of Klamath, State or 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:

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

The true and actual consideration for this conveyance is **\$300,000.00.**

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.

2008/11

Dated this 11th day of July, 2008.

THE KINSEY LIVING TRUST

BY: [Signature]  
CHARLES T. KINSEY, TRUSTEE

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 7-11-, 2008 by CHARLES T. KINSEY,  
TRUSTOR/TRUSTEE OF THE KINSEY LIVING TRUST.

[Signature]  
(Notary Public for Oregon)

My commission expires 9-8-09

