

2008-010568

Klamath County, Oregon



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THIS SPACE F

07/24/2008 03:10:38 PM

Fee: \$31.00



After recording return to:
Jonathan R. Gates
4329 Bartlett Avenue
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Jonathan R. Gates
4329 Bartlett Avenue
Klamath Falls, OR 97603

File No.: 7021-1242574 (DMC)
Date: July 11, 2008

STATUTORY WARRANTY DEED

Julie J. Morrill, Grantor, conveys and warrants to **Jonathan R. Gates**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

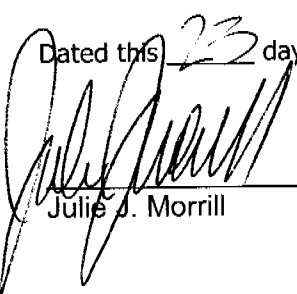
1. Fiscal year real property taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$149,900.00**. (Here comply with requirements of ORS 93.030)

F31-

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, OF 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, OF CHAPTER 424, OREGON LAWS 2007.

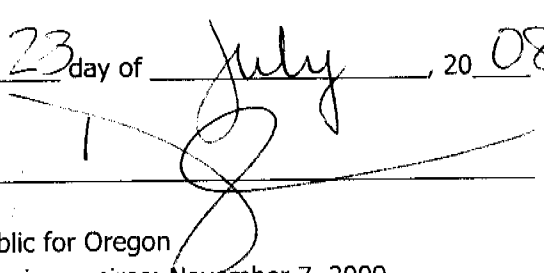
Dated this 23 day of July, 2008.


Julie J. Morrill

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 23 day of July, 2008
by **Julie J. Morrill**.




Dori Crain
Notary Public for Oregon
My commission expires: November 7, 2009

APN: **R873608**

Statutory Warranty Deed
- continued

File No.: **7021-1242574 (DMC)**
Date: **07/11/2008**

EXHIBIT A

LEGAL DESCRIPTION:

A parcel of land being a portion of Lot 9 of Villa St. Clair Subdivision, situated in the NW1/4 NW1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the South line of said Lot 9, from which the Southeast corner of said Lot 9 bears North 89°58' East 20.00 feet; thence North 00°13' West, parallel with the East line of said Lot 9, 160.00 feet; thence South 89°58' West 80.00 feet to a point on the West line of said Lot 9; thence South 00°13' East 160.00 feet to the Southwest corner of said Lot 9; thence 89°58' East 80.00 feet to the point of beginning. (Also known as Parcel 1 of Major Partition 38-88)

NOTE: This legal description was created prior to January 1, 2008.