

MTZ 82847-DS

THIS SPACE RI

2008-010904

Klamath County, Oregon



07/31/2008 03:49:01 PM

Fee: \$26.00

After recording return to:
LEE WILLIAM GODSIL
22181 DRAZIL
MALIN, OR 97632

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

LEE WILLIAM GODSIL
22181 DRAZIL
MALIN, OR 97632

Escrow No. MT82847-DS
Title No. 0082847
SWD

STATUTORY WARRANTY DEED

ROY BOWERS and VIRGINIA J. BOWERS, as tenants by the entirety, Grantor(s) hereby convey and warrant to **LEE W. GODSIL and SANDRA J. GODSIL**, 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:

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

The true and actual consideration for this conveyance is **\$305,000.00**.

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 31 day of July 2008

Roy Bowers
ROY BOWERS

Virginia J Bowers
VIRGINIA J. BOWERS

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 31, 2008 by ROY BOWERS and VIRGINIA J. BOWERS.



Lisa Weatherby
(Notary Public for Oregon)
My commission expires 11/20/2011

26 Amt

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1: The NE1/4 NE1/4, lying West of the Malin Irrigation District High Line Canal, in Section 9, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 4112-00900-00200-000

Key No: 109288

PARCEL 2:

The NW1/4 NE1/4 of Section 9, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM a strip of land for road purposes 60 feet wide being 30 feet on either side of the described centerline as evidenced by document recorded March 18, 1943 in Volume 153, page 588, Deed Records of Klamath County, Oregon

TOGETHER WITH an easement 60 feet in width for access and utilities as created by Land Partition No. 79-96, said Land Partition 79-96 being situated in the NE1/4 and SE1/4 of Section 9 and in the NE1/4 of Section 16, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon; as delineated thereon and as delineated on the face of Land Partition 3-98 and as delineated on the face of Land Partition 12-99.