

MT 83007-TM

THIS SPACE RE

2008-010979

Klamath County, Oregon



08/01/2008 03:29:30 PM

Fee: \$26.00

After recording return to:

Donna G. Rasdal

5178 Harlan Drive

Klamath Falls, OR 97603

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

Donna G. Rasdal

5178 Harlan Drive

Klamath Falls, OR 97603

Escrow No. MT83007-TM

Title No. 0083007

SWD

STATUTORY WARRANTY DEED

Etta Starry, Grantor(s) hereby convey and warrant to Donna G. Rasdal and Darryl J. Chaffee not as tenants in common, but with right of survivorship, 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 \$64,000.00.

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 1 day of August, 2008

Etta Starry

State of Oregon
County of Klamath

This instrument was acknowledged before me on Aug 1, 2008 by Etta Starry.

[Signature]

(Notary Public for Oregon)

My commission expires 12/17/09



26 Amt

EXHIBIT "A"
LEGAL DESCRIPTION

All the following described real property situate in Klamath County, Oregon:

That portion of Tracts I and D in North Bly, the plat thereof on file in the records of Klamath County, Oregon, and more particularly described as follows:

Beginning at a point on the Westerly boundary of said Tract I, midway between the Northwesternly and Southwesternly corners of said Tract I; thence North 61° 07' East along a line parallel with and midway between the Northwesternly and Southeasternly boundaries of said Tract I, 141.1 feet, more or less to a point in a line connecting the center points on the Northeasternly and Southerly side of said Tract I; thence North 28° 53' West 200.6 feet, more or less to an intersection with the South line of property conveyed to M.L. Johnson by deed recorded on page 261 of Volume 106, Deed Records of Klamath County, Oregon, extended; thence South 61° 07' West 125.4 feet, more or less to the Easterly line of the Klamath Falls-Lakeview Highway; thence South 20° 06' East 203.4 feet, more or less, to the point of beginning.

SAVING AND EXCEPTING therefrom that portion thereof conveyed to William J. Miller and Leona G. Miller, husband and wife, by Deed recorded on page 115 of Volume 249 of Deed Records of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Easterly right of way line of the State Highway, which lies North 20° 06' West along the Easterly right of way line of the State Highway, which lies North 20° 06' West along the Easterly right of way line of the State Highway a distance of 152.05 feet from the most Southerly corner of Tract I of North Bly as recorded on the plat of North Bly filed in the office of the County Clerk, Klamath County, Oregon, and running thence North 61° 07' East a distance of 133.34 feet to a point; thence North 28° 53' West a distance of 50.25 feet to a point; thence South 61° 07' West a distance of 125.58 feet to a point on the Easterly right of way of the State Highway; thence South 20° 06' East along the Easterly right of way line of the State Highway a distance of 50.85 feet, more or less to the point of beginning, said tract being a portion of Tracts I and D of North Bly in the Southeast quarter of Section 34, Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

ALSO SAVING AND EXCEPTING THEREFROM that portion thereof conveyed to Timothy P. Tyree and Helen M. Tyree, husband and wife, by deed recorded on page 426 of Volume 337 in the Deed Records of Klamath County, Oregon, more particularly described as follows:

That portion of Tract I of North Bly, the plat whereof is on file and of record in the office of the County Clerk of Klamath County, Oregon, and more particularly described as follows:

Beginning at a point on the Westerly boundary of said Tract I, midway between the Northwesternly and Southwesternly corners of said Tract I; thence North 61° 07' East along a line parallel with and midway between the Northwesternly and Southeasternly boundaries of said Tract I, 141.1 feet more or less to a point in a line connecting the center points on the Northeasternly and Southeasternly sides of said Tract I; thence North 28° 53' West to the Southeast corner of Deed recorded August 11, 1951, Deed Volume 249, page 115, Deed Records of Klamath County, Oregon; thence South 61° 07' West 140.0 feet, more or less, to the Easterly right of way line of Klamath Falls-Lakeview Highway; thence South along said Easterly right of way line to the point of beginning.