

UTC 82219-TM

THIS SPACE RJ

2008-011581

Klamath County, Oregon



08/14/2008 03:47:01 PM

Fee: \$26.00

After recording return to:

Dana Gene Clark

3486 Jacksonville Hwy

Medford, OR 97501

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

Dana Gene Clark

3486 Jacksonville Hwy

Medford, OR 97501

Escrow No. MT82219-TM

Title No. 0082219

SWD

STATUTORY WARRANTY DEED

Marsha Marcoux, Grantor(s) hereby convey and warrant to **Dana Gene Clark**, 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:

~~Lot 7, Block B, 1/4 ONE PINE ON THE SPRAGUE, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.~~

**SEE EXHIBIT "A" ATTACHED HERETO AND 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 **0.00**.

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 8 day of August 2008

8/7/08

Marsha Marcoux

Marsha Marcoux

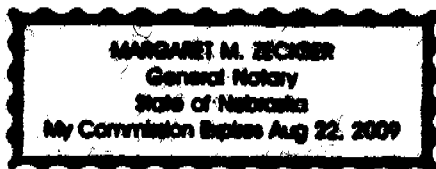
State of Nebraska

County of Adams

This instrument was acknowledged before me on August 7, 2008 by Marsha Marcoux.

Margaret M Zeckler
(Notary Public)

My commission expires Aug 22, 2009



26.00 Amt

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 7, Block 3, LONE PINE ON THE SPRAGUE, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH an undivided 1/80 interest in and to the following, to-wit:

A tract of land situated in the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 11 and the NE $\frac{1}{4}$ of Section 14, all in Township 35 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin on the West line of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 11, said point being North $0^{\circ} 07' 13''$ West, a distance of 71.79 feet from the South one-fourth corner of said Section 11, thence South $62^{\circ} 56' 13''$ East 572.55 feet; thence on the arc of a 130-foot radius curve to the right 24.17 feet; thence South $52^{\circ} 17' 05''$ East 440.74 feet; thence on the arc of a 130-foot radius curve to the right 33.42 feet; thence South $37^{\circ} 33' 14''$ East 141.09 feet; thence on the arc of a 130-foot radius curve to the right 71.41 feet; thence South $06^{\circ} 04' 53''$ East 158.13 feet; thence on the arc of a 70-foot radius curve to the left 78.84 feet; thence South $71^{\circ} 26' 17''$ East 279.26 feet; thence South $72^{\circ} 06' 37''$ East 210.79 feet; thence on the arc of a 130-foot radius curve to the right 129.94 feet; thence South $14^{\circ} 47' 22''$ East 269.56 feet; thence South 30° East to the intersection with the thread or centerline of Sprague River; thence Northwesterly along the thread of the Sprague River to its intersection with the West line of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 11: thence South $0^{\circ} 07' 113''$ East along said West line to the point of beginning.