

2008-011891

Klamath County, Oregon

After Recording Return to:
PHILLIP A. HYATT SR. and SHERYL HYATT
225 North 5th Street
Lebanon, Or. 97635
Until a change is requested all tax statements
Shall be sent to the following address:
PHILLIP A. HYATT SR. and SHERYL HYATT
Same as above



08/22/2008 10:46:24 AM

Fee: \$26.00

66050 ATE

WARRANTY DEED
(INDIVIDUAL)

TERRY GOLDMAN, herein called grantor, convey(s) to **PHILLIP A. HYATT SR. and SHERYL HYATT**, tenants by the entirety, herein called grantee, all that real property situated in the County of **KLAMATH** COUNTY, State of Oregon, described as:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$13,900.00**.
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 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, 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

Dated August 21, 2008.


TERRY GOLDMAN

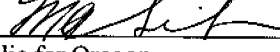
STATE OF OREGON County of **KLAMATH** ss.

On August 22, 2008 personally appeared the above named Terry Goldman and acknowledged the foregoing instrument to be her voluntary act and deed.

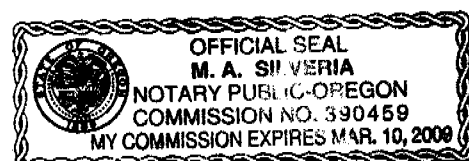
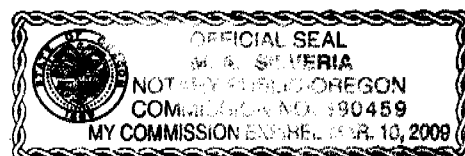
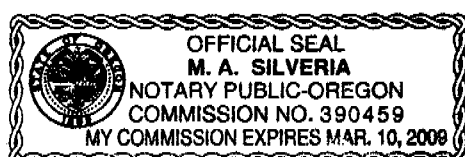
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 66050MS

Before me: 
Notary Public for Oregon
My commission expires: 3/10/09

Official Seal



526-A

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 7, 8, and 9, Block 2, LONE PINE OF THE SPRAGUE, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

INCLUDING: An undivided 3/80 interest in and to a tract of land situated in the SW 1/4 SE 1/4 of Section 11 and the NE 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 1/4 SE 1/4 of said Section 11, said point being North 0° 07' 13" West, a distance of 71.79 feet from the South one-fourth corner of said Section 11, thence South 62° 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° 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° 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° 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° 26' 17" East 279.26 feet; thence South 72° 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° 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 1/4 SE 1/4 of said Section 11; thence South 0° 07' 113" East along said West line to the point of beginning. EXCEPTING THEREFROM that portion lying within Section 11 Township 35 South, Range 9 East of the Willamette Meridian was included in the Warranty Deed from Marilyn D. Terrio to Abby Foundation, and Intervivos Trust Dated November 30, 2002. Said undivided interest should be included in any conveyance of the property covered in this report, however it will not be included in the Title Insurance Policy.

CODE R2 MAP 3509-014A0 TL 05000 KEY# 253665

