

2008-011906

Klamath County, Oregon



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08/22/2008 03:36:10 PM

Fee: \$26.00

Arlene M. Buttler
 7763 Skyline Dr.
 Klamath Falls, OR 97603

Grantor's Name and Address

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Arlene M. Buttler
 7763 Skyline Dr.
 Klamath Falls, OR 97603

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Arlene M. Buttler
 7763 Skyline Dr.
 Klamath Falls, OR 97603

SPACE RESE
 FOR
 RECORDER

By _____, Deputy.

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Arlene M. Buttler

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Arlene M. Buttler
and Rebecca K. Collins

herinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

A tract of land in Section 20, Township 38 south, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point 30 feet East and 495 feet North of the Southwest corner of said Section 20, said point being on the East side of Montelius Street as located and established; thence North along the East side of Montelius Street a distance of 130 feet to a point; thence East and parallel with the South line of Section 20 to a point on the West line of a tract of land conveyed by Theo. Sides to the State of Oregon for highway right of way, recorded July 11, 1955 in Deed Book 276 at page 16, Klamath County Records; thence Southwesterly along the West line of said right of way to a point which is on a line running Easterly and parallel with the South line of said Section 20 from the point of beginning of the description; thence West along said line to the point of beginning. Excepting that portion conveyed to the State of Oregon by instrument recorded August 5, 1958, in Volume 301, page 541, Deed Records of Klamath County, Oregon.

CONTINUED ON REVERSE SIDE

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): except those referred to above

_____, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0. ~~(The sentence between the symbols \$, if not applicable, should be deleted. See ORS 93.030.)~~

In construing this deed, where the context so requires, the singular includes the plural.

In witness whereof, the grantor has executed this instrument on _____; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Arlene M. Buttler
Rebecca K. Collins

STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on June 23, 2008

OFFICIAL SEAL
 VALERIE M. HEDGECOCK
 NOTARY PUBLIC-OREGON
 COMMISSION NO. 391511
 MY COMMISSION EXPIRES APR. 7, 2009

Valerie M. Hedgecock
 Notary Public for Oregon

My commission expires April 7, 2009

PROPERTY DESCRIPTION CONTINUED:

SUBJECT TO:

1. Rights of the public in and to any portion of the herin described property lying with the limits of Montelius Street.
2. Limited access provisions contained in Deed to the State of Oregon, by and through its State Highway Commission recorded July 11, 1955, in Volume 276, page 16, Deed Records of Klamath County, Oregon, which provides that no right or easement of right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property.
3. Limited access provisions contained in Deed to the State of Oregon, by and through its State Highway Commission recorded August , 1958, in Volume 301, page 541, Deed Records of Klamath County, Oregon, which provides that no right or easement of right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property

Unofficial
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