

MT83140-KR

THIS SPACE R

2008-012134

Klamath County, Oregon



08/29/2008 11:36:52 AM

Fee: \$21.00

After recording return to:

Terence J. Palmer

20580 Bexley Road

Jamul, CA 91935

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

Terence J. Palmer

20580 Bexley Road

Jamul, CA 91935

Escrow No. MT83140-KR

Title No. 0083140

SWD

STATUTORY WARRANTY DEED

Floyd McCoy, Grantor(s) hereby convey and warrant to **Terence J. Palmer and Janine L. Palmer, as tenants by the entirety**, 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:

LEGAL DESCRIPTION

Lot 9, Block 9, TRACT 1019, WINEMA PENINSULA UNIT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM that portion conveyed to Klamath County, by instrument recorded December 2, 1980 in Volume M80, page 23370, Microfilm Records of Klamath County, Oregon, to wit:

A parcel of land in Lot 9, Block 9 of TRACT NO. 1019 WINEMA PENINSULA UNIT No. 2, a recorded subdivision in Klamath County for public road purpose and more particularly described as follows:

Beginning at the North 1/4 corner of Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; thence North 48 degrees 06' 19" West 168.99 feet; thence Northeasterly along the arc of a 230.00 foot radius curve to the left 30.10 feet (07 degrees 29' 54"); thence South 48 degrees 06' 19" West 200.03 feet; thence North 89 degrees 59' 54" West 44.93 feet to the point of beginning.

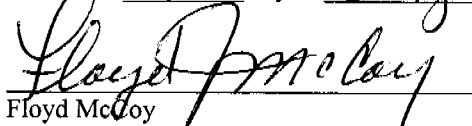
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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

The true and actual consideration for this conveyance is **\$35,000.00**.

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.

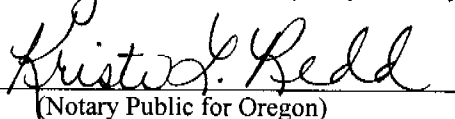
Dated this 27th day of August, 2008.


Floyd McCoy

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Aug. 27, 2008 by Floyd McCoy.




(Notary Public for Oregon)

My commission expires 11/16/2011

2/11/11