

UTC83122

THIS SPACE R

2008-012306
Klamath County, Oregon



09/03/2008 11:39:28 AM

Fee: \$26.00

After recording return to:

Paul N. Schultz

2548 Meadow Creek Dr.

Medford, OR 97504

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

Paul N. Schultz

2548 Meadow Creek Dr.

Medford, OR 97504

Escrow No. AP0786759

Title No. 0083122

SWD

STATUTORY WARRANTY DEED

Robert S. Johnson and Linda R. Johnson, as tenants by the entirety, Grantor(s) hereby convey and warrant to Paul N. Schultz and Lori A. Schultz, husband and wife, 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 **\$400,000.00.**

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 29th day of Aug, 2008

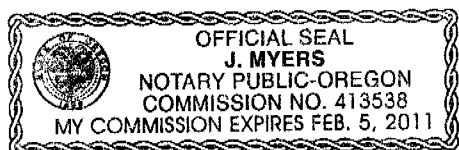
Robert S. Johnson

Linda R. Johnson

State of Oregon

County of Jackson

This instrument was acknowledged before me on 8/29, 2008 by Robert S. Johnson and Linda R. Johnson.



(Notary Public for Oregon)

My commission expires 2/5/11

2008

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

A tract of land situated in the NE1/4 NE1/4 of Section 3, Township 36 South, Range 6 East of the Willamette Meridian, Klamath C County, Oregon, more particularly described as follows:

Commencing at the Southeast corner of NE1/4 NE1/4 of said Section 3, which said point is also the Northeast corner of the SE1/4 NE1/4 of said Section 3; thence West along the one-sixteenth line lying between the NE1/4 NE1/4 and the SE1/4 NE1/4 of said Section 3, a distance of 200 feet to an iron bolt set in concrete which marks the Northwest corner of the Tract of land conveyed to C.T. Darley by deed recorded in Volume 286 at page 549, Deed Records of Klamath County, Oregon; thence continuing West along the one-sixteenth line a distance of 75 feet to the true point of beginning of this description; thence continuing West along the one-sixteenth line a distance of 75 feet, more or less, to an iron pin set on concrete which is a corner of the tract of land conveyed to C. T. Darley by Deed recorded in Book 342 at Page 209, Deed Records of Klamath County, Oregon, and which is also the Northeast corner of the tract of land conveyed to John L. Gross, et ux., by Deed recorded in Book M66, page 10168, Microfilm Records of Klamath County, Oregon; thence North 2° 17' East a distance of 148 feet, more or less, to the center line of the County Road known as the West Side Highway or the Rocky Point Road; thence Easterly on the center line of said County Road to a point which is located North 2° 17' East a distance of 150 feet, more or less, from the true point of beginning of this description; thence South 2° 17' West a distance of 150 feet, more or less, to the true point of beginning of this description.

EXCEPTING THEREFROM that portion thereof lying within the boundaries of Rocky Point Road, also known as Westside Road.

PARCEL 2

A tract of land situated in the NE1/4 NE1/4 of Section 3, Township 36 South, Range 6 East of the Willamette Meridian, Klamath C County, Oregon, more particularly described as follows:

Commencing at the Southeast corner of NE1/4 NE1/4 of said Section 3, which said point is also the Northeast corner of the SE1/4 NE1/4 of said Section 3; thence West along the one-sixteenth line lying between the NE1/4 NE1/4 and the SE1/4 NE1/4 of said Section 3, a distance of 200 feet to an iron bolt set in concrete which marks the Northwest corner of the Tract of land conveyed to C.T. Darley by deed recorded in Volume 286 at page 549, Deed Records of Klamath County, Oregon; said iron bolt being the true point of beginning of this description; thence continuing West along the one-sixteenth line a distance of 75 feet; thence North 2° 17' East a distance of 150 feet, more or less, to the center line of the County Road known as the West Side Highway or the Rocky Point Road; thence Easterly on the center line of said County Road to the Northwest corner of a tract of land conveyed to C. T. Darley by Deed recorded in Book 342 at Page 209, Deed Records of Klamath County, Oregon; thence South 1° 09' West along the West line of said tract of land conveyed to C.T. Darley by said deed recorded in Book 342 at Page 209, Deed Records of Klamath County, Oregon, Ma distance of 157 feet, more or less, to the true point of beginning of this description.

EXCEPTING THEREFROM that portion thereof lying within the boundaries of Rocky Point Road, also known as Westside Road.