

2008-012449

Klamath County, Oregon



00052689200800124490020023

09/05/2008 11:11:31 AM

Fee: \$26.00

After Recording Return to:

WILLIAM E. MCGINNIS

6881 TINGLEY LN.

KLAMATH FALLS, OR. 97603

Until a change is requested all tax statements

Shall be sent to the following address:

SAME AS ABOVE

66114 ATE

**WARRANTY DEED**  
(INDIVIDUAL)

ORLYNN BUTLER, herein called grantor, convey(s) to WILLIAM E. MCGINNIS, herein called grantee, all that real property situated in the County of KLAMATH COUNTY, State of Oregon, described as:

SEE EXHIBIT A


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 \$139,900.00.  
(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 28, 2008.

  
ORLYNN BUTLER


STATE OF OREGON, County of Klamath) ss.

On August 28, 2008 personally appeared the above named ORLYNN BUTLER and acknowledged the foregoing instrument to be [~~his~~/her/their] voluntary act and deed.

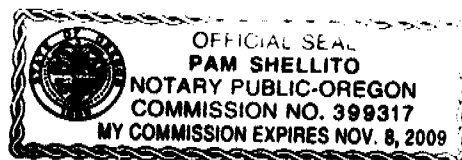
This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 66114PS

Before me:   
Notary Public for Oregon  
My commission expires: Nov 8, 2009

Official Seal



\$26-A

EXHIBIT A

Beginning at a point in the Westerly boundary of Section 21, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, from which the Northwestern corner of the Southwest 1/4 of the Northwest 1/4 of said Section 21 bears North 0 degrees 10 feet East 1,028.0 feet distant; and running thence North 88 degrees 50 1/2 feet East 485.0 feet; thence north 0 degrees 10 feet East 170.0 feet, more or less, to a point in the center line of Morningside Lane, a 40 foot roadway; thence, South 88 degrees 50 1/2 feet West along the said center line 485.0 feet, more or less, to a point in the said Westerly boundary of Section 21; thence South 0 degrees 10 feet West along said boundary 170.0 feet, more or less, to the point of beginning, and being situate in the South 1/2 of the Northwest 1/4 of Section 21, Township 39 South, Range 9 East of Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM that portion thereof lying within the boundaries of Midland Highway (County Road No. 420)

CODE: 164 MAP: 3909-021BO TL: 02900 KEY: 581864

Unofficial  
Copy