

MT83147-SH

THIS SPACE RI

2008-012462
Klamath County, Oregon



00052702200800124620020029

09/05/2008 01:18:07 PM

Fee: \$26.00

After recording return to:

JAMES G. SCOTT
7990 HILL ROAD
KLAMATH FALLS, OR 97603

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

JAMES G. SCOTT
7990 HILL ROAD
KLAMATH FALLS, OR 97603

Escrow No. MT83147-SH
Title No. 0083147
SWD

STATUTORY WARRANTY DEED

HENRY J. CALDWELL, JR. AND DEBORAH L. CALDWELL, AS TRUSTEES OF THE CALDWELL FAMILY TRUST, UDA JANUARY 5, 1996 AND THEIR SUCCESSOR IN TRUST, Grantor(s) hereby convey and warrant to JAMES G. SCOTT and ANN M. SCOTT, 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:

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 \$415,000.00.

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 4 day of Sept, 2008.

THE CALDWELL FAMILY TRUST

BY: Henry J. Caldwell, Jr., Trustee
HENRY J. CALDWELL, JR., TRUSTEE

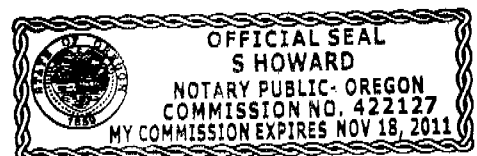
BY: Deborah L. Caldwell, Trustee
DEBORAH L. CALDWELL, TRUSTEE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Sept 4, 2008 by HENRY J. CALDWELL, JR. AND DEBORAH L. CALDWELL, TRUSTEES OF THE CALDWELL FAMILY TRUST.

S Howard
(Notary Public for Oregon)

My commission expires Nov 18, 2011



2008

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in Section 28, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at the NW corner of the NE1/4 of said Section 28; thence South 89 degrees 54' 41" East along the North line of said Section 28, a distance of 827.90 feet; thence leaving said Section line South 00 degrees 19' 32" West 258.00 feet to the point of beginning for this description; thence continuing South 00 degrees 19' 32" West 226.66 feet to the NW corner of that certain tract of described in Volume M72, page 11968, Microfilm Records of Klamath County, Oregon; thence South 89 degrees 25' 44" East 476.02 feet to the NE corner of the aforementioned tract of land; thence North 00 degrees 19' 32" East 230.67 feet; thence North 89 ° 54' 41" West 476.01 feet to the point of beginning.
