

MT83014-KR

THIS SPACE R

2008-012857
Klamath County, Oregon



09/15/2008 03:19:22 PM

Fee: \$26.00

After recording return to:

Robert Buchanan
13490 Algoma Road
Klamath Falls, OR 97601

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

Robert Buchanan
13490 Algoma Road
Klamath Falls, OR 97601

Escrow No. MT83014-KR
Title No. 0083014
SWD

STATUTORY WARRANTY DEED

Chloe Marie Suiter and Dale Lewis Suiter and Regina Marie Houston, all with the right of survivorship, Grantor(s) hereby convey and warrant to Robert Buchanan and Kathleen Buchanan, 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 \$85,000.00.

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 15th day of September, 2008

X Chloe Marie Suiter
Chloe Marie Suiter

X Dale Lewis Suiter
Dale Lewis Suiter

X Regina Marie Houston
Regina Marie Houston

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Sept. 15, 2008 by Chloe Marie Suiter, Dale Lewis Suiter and Regina Marie Houston.



Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2011

20 AMT

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

That portion of SE 1/4 NW 1/4 and SW 1/4 NE 1/4 of Section 18, Township 37 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point on the Easterly right of way line of the Dalles-California Highway as now constructed which lies 341 feet West and 1,071 feet South of the Northeast corner of the SE 1/4 NW 1/4 of Section 18, Township 37 South, Range 9 East, Willamette Meridian, and running thence: East to the East line of the SW 1/4 NE 1/4 of said Section 18; thence South along the 40 line to a point on the East-West quarter line; thence West along the East-West quarter line to its intersection with the Easterly right of way line of the Dalles-California Highway; thence Northerly following the Easterly right of way line of the Dalles-California Highway to the point of beginning.

Save and excepting the following described parcels:

Portion of the above described property included in First Addition to Algoma.

Property described in Deed Volume 60, page 423, Records of Klamath County, Oregon.

Property described in Deed Volume 125, page 453, Records of Klamath County, Oregon.

Portion of the SW 1/4 NE 1/4 of Section 18, Township 37 South, Range 9 East, Willamette Meridian conveyed to Marie Hagelstein Suiter by Deed Volume 316, Page 673, Records of Klamath County, Oregon.

Portion of Lot 3, Section 18, Township 37 South, Range 9 East, Willamette Meridian, conveyed to Hal C. Cline and Myneelah Cline by Deed #99778, M65, page 1043, Microfilm Records of Klamath County, Oregon.

PARCEL 2:

A tract of land situated in the SW 1/4 NE 1/4 of Section 18, Township 37 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Easterly right of way line of the old Dalles-California Highway, said point being North a distance of 1,525.2 feet and East a distance of 1,000.1 feet from the iron axle marking the Southeast corner of Lot 3, Section 18, Township 37 South, Range 9 East, Willamette Meridian, and said point being the point of beginning for that tract of land described in Deed Volume 203, page 483, Klamath County Deed Records; thence South 87°43' East along the North boundary of that tract of land described in Deed Volume (this bearing being East by record of said Deed Volume) a distance of 334.4 feet to an iron pin on the true point of beginning of this description; thence South 87°43' East along said North boundary a distance of 289.1 feet to an iron pin; thence South 35°02'30" East a distance of 122.0 feet to an iron pin; thence South 64°53'30" West a distance of 184.8 feet to an iron pin; thence North 45°16'30" West a distance of 269.6 feet, more or less, to the true point of beginning.

PARCEL 3:

A tract of land situated in the NW 1/4 SE 1/4 of Section 18, Township 37 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:

Beginning at a point 240 feet East of the point marking the center quarter corner of Section 18, Township 37 South, Range 9 East, Willamette Meridian, Klamath County, Oregon; thence Easterly along the North line of the SE 1/4 of said Section 18 a distance of 120 feet; thence Southerly at right angles to the North line of the SE 1/4 of said Section 18 a distance of 150 feet; thence Westerly parallel to the North line of the SE 1/4 of said Section 18 a distance of 120 feet; thence Northerly at right angles to the North line of the SE 1/4 of said Section 18 a distance of 150 feet, more or less, to the point of beginning.