

MT83411-TM

THIS SPACE RES

2008-013747  
Klamath County, Oregon



10/06/2008 03:39:39 PM

Fee: \$26.00

After recording return to:

Kathryn A. Stearns

C/O FJ CRIKOS TRUCKING INC. 141

HELMAN LANE

COTAIT, CA 94931

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

Kathryn A. Stearns

C/O FJ CRIKOS TRUCKING INC. 141

HELMAN LANE

COTAIT, CA 94931

Escrow No. MT83411-TM

Title No. 0083411

SWD

### STATUTORY WARRANTY DEED

**Sherie D. Holcomb and Ralph E. Holcomb, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **Kathryn A. Stearns**, 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 **\$132,500.00**.

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.

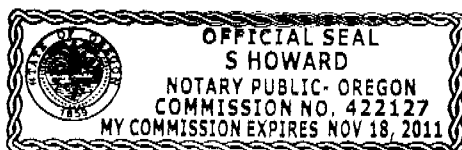
Dated this 2 day of Oct, 2008

Sherie D. Holcomb  
Sherie D. Holcomb

Ralph E. Holcomb  
Ralph E. Holcomb

State of Oregon  
County of Klamath

This instrument was acknowledged before me on Oct 2, 2008 by Sherie D. Holcomb and Ralph E. Holcomb.



S. Howard  
(Notary Public for Oregon)

My commission expires Nov 18, 2011

2bamt

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A parcel of land lying in Lot 2A of HOMEDALE, a platted subdivision in Klamath County, Oregon, and being more particularly described as follows:

Beginning at a one-inch pipe which lies North  $43^{\circ} 30'$  West along the Northeasterly line of Walton Drive, a distance of 82.0 feet from the most Southerly corner of Lot 2A of HOMEDALE; thence North  $0^{\circ} 20'$  East 152.0 feet to a  $3/8^{\text{th}}$  inch pin; thence North  $89^{\circ} 40'$  West 58.55 feet to a one-inch pipe; thence South  $24^{\circ} 41' 30''$  West 67.93 feet, more or less, to a one-inch pipe; thence South  $43^{\circ} 30'$  East along the Northeasterly line of Walton Drive 125.0 feet to the point of beginning