

UTC 83308-KR

THIS SPACE

2008-014472

Klamath County, Oregon



10/23/2008 03:13:40 PM

Fee: \$21.00

After recording return to:

Bryan M. Hess

P. O. Box 845

Klamath Falls, OR 97601

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

Bryan M. Hess

P. O. Box 845

Klamath Falls, OR 97601

Escrow No. MT83308-KR

Title No. 0083308

SWD

STATUTORY WARRANTY DEED

Johnny S. Ferrea and Miryam L. Ferrea, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Bryan M. Hess**, 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:

LEGAL DESCRIPTION

A tract of land situated in Lots 9 and 10, Block 96, BUENA VISTA ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Lot 9; thence North 61 degrees 40' 00" East, along the Northerly line of said Lot 9, 63.62 feet; thence South 10 degrees 51' 11" East 92.35 feet; thence South 35 degrees 05' 11" East 24.71 feet; thence South 15 degrees 42' 20" East 25.73 feet to a point on the Southerly line of said Lot 10; thence South 80 degrees 47' 00" West, along the Southerly line of said Lots 10 and 9, 66.90 feet to the Southwest corner of said Lot 9; thence North 13 degrees 47' 23" West 119.67 feet to the point of beginning, with bearings based on Survey No. 2544 as recorded in the office of the Klamath County Surveyor.

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:

The true and actual consideration for this conveyance is **\$170,608.00**.

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 23rd day of September, 2008.

Johnny S. Ferrea
Johnny S. Ferrea

Miryam L. Ferrea
Miryam L. Ferrea

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Sept. 23, 2008 by Johnny S. Ferrea and Miryam L. Ferrea.



Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2011

2/1/11