

2008-014518

Klamath County, Oregon



00055224200800145180020028

10/24/2008 01:40:19 PM

Fee: \$26.00

ATE 66136

After Recording Return to:

BRIAN BICKNELL and DIANA BICKNELL

P.O. Box 186

Merrill, Or 97633

Until a change is requested all tax statements

Shall be sent to the following address:

BRIAN BICKNELL and DIANA BICKNELL

Same as above

WARRANTY DEED

(INDIVIDUAL)

KATHLEEN FREY, herein called grantor, convey(s) to BRIAN BICKNELL and DIANA BICKNELL, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEROF FOR LEGAL DESCRIPTION

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 \$110,000.00.
(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 [October 20, 2008].

Kathleen B. Frey

KATHLEEN FREY

STATE OF OREGON, County of Klamath) ss.

On October 20, 2008 personally appeared the above named KATHLEEN FREY and acknowledged the foregoing instrument to be her voluntary act and deed.

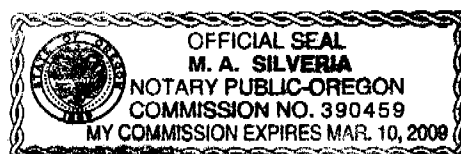
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 66136MS

Before me: *M. A. Silveria*
Notary Public for Oregon
My commission expires: [3/10/09]

Official Seal



#26 ATE

Exhibit A

A portion of the North-half of Tract 37, MERRILL TRACTS, 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 a point on the East boundary of said Tract 37, said point being 157.5 feet North of the Southeast corner of said Tract 37; thence West 115.75 feet, parallel with the North line of said tract 37; thence North 117.5 feet, parallel with the West boundary of said Tract 37 to the South boundary of that parcel of property heretofore conveyed to the City of Merrill for street purposes in Deed recorded in Volume 263, Page 165, Deed Records of Klamath County, Oregon; thence East 115.75 feet along the Southerly boundary of said street; thence South 117.5 feet to the point of beginning, EXCEPT the South 23.75 feet conveyed to Harold J. Hendrickson ex ux, by deed recorded July 15, 1960, in Volume 322 at Page 590, Deed Records of Klamath County, Oregon.

Also,

Commencing at the Northeast corner of the South Half of Tract No. 37 of MERRILL TRACTS, Klamath County, Oregon, and extending thence North along the East line of said Tract 37 a distance of 23.75 feet to the true point of beginning; extending thence West parallel to the East-West center line of said Tract 37 a distance of 115.75 feet, thence South at right angles a distance of two feet; thence East parallel to the East-West center line of said Tract 37 a distance of 115.75 feet to the East line of said Tract 37, which is also the West line of Polk Street, City of Merrill, Oregon; thence North a distance of two feet, more or less, to the true point of beginning.

CODE: 228 MAP: 4110-002DC TL: 02700 KEY: 122209