

2008-014677

Klamath County, Oregon



00055414200800146770030039

10/29/2008 11:29:03 AM

Fee: \$31.00



After recording return to:  
Elvin Wical  
4806 Hilyard  
Klamath Falls, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:  
Elvin Wical  
4806 Hilyard  
Klamath Falls, OR 97603

File No.: 7021-1301716 (DMC)  
Date: October 28, 2008

THIS SPACE

### STATUTORY WARRANTY DEED

**Helen J. Burton**, Grantor, conveys and warrants to **Elvin Wical**, Grantee, the following described real <sup>estate</sup> property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$105,000.00**. (Here comply with requirements of ORS 93.030)

F31-

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, 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 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, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 28 day of October, 2008.

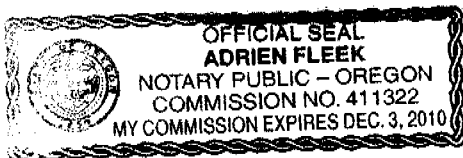
Helen J. Burton  
Helen J. Burton

STATE OF Oregon )  
County of Klamath )ss.  
)

This instrument was acknowledged before me on this 28 day of October, 2008  
by **Helen J. Burton.**

Adrien Fleeck

Notary Public for Oregon  
My commission expires: 12-3-10



**EXHIBIT A**

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**BEGINNING AT A POINT ON THE SOUTHERLY LINE OF HILYARD STREET IN HOMEDALE, A PLATTED SUBDIVISION IN KLAMATH COUNTY, OREGON, WHICH POINT IS THE NORTHEASTERLY CORNER OF TRACT 36 IN SAID HOMEDALE, AND WHICH POINT IS ALSO THE MOST WESTERLY CORNER OF TRACT 4 OF SAID HOMEDALE; THENCE NORTH 89° 48' WEST ALONG THE NORTHERLY BOUNDARY OF SAID TRACT 36, A DISTANCE OF 66.13 FEET TO A POINT WHICH IS SOUTH 89° 48' EAST, 270 FEET FROM THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH 0° 24' WEST PARALLEL TO HOPE STREET, A DISTANCE OF 104.52 FEET; THENCE SOUTH 43° 30' EAST PARALLEL TO HARLAN DRIVE, A DISTANCE OF 95.36 FEET; THENCE NORTH 0° 24' EAST, 173.47 FEET TO THE POINT OF BEGINNING, BEING A PORTION OF TRACT 36 OF SAID HOMEDALE.**