

2008-015781

Klamath County, Oregon



00056707200800157810020025

11/25/2008 09:57:51 AM

Fee: \$26.00

After Recording Return to:

LINDA M. LONG

PO Box 694

Keno, OR 97627

Until a change is requested all tax statements

Shall be sent to the following address:

SAME AS ABOVE

ATE 66230

WARRANTY DEED

(INDIVIDUAL)

SHIRLEY M. LEGGETT, herein called grantor, convey(s) to LINDA M. LONG, herein called grantee, all that real property situated in the County of KLAMATH COUNTY, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

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 \$72,900.00.
(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 9, 2008.

SHIRLEY M. LEGGETT

STATE OF OREGON, County of Klamath) ss.

On Nov 21, 2008 personally appeared the above named SHIRLEY M. LEGGETT and acknowledged the foregoing instrument to be [* his/her/their] voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 66230PS

Before me: Pam Shellito

Notary Public for Oregon

My commission expires: Nov 8, 2009

Official Seal



\$26 ATE

Exhibit A

A portion of Lot 1, Block 18, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, and a portion of closed Roosevelt Street adjoining said Lot, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the Westerly line of Prospect Street, 42 feet Southerly along said line from its intersection with the Southerly line of Rose Street; thence continuing Southerly along said West line of Prospect Street a distance of 53.3 feet; thence North 78°15' West 66 feet; thence North, parallel with ninth Street a distance of 60 feet to the Northwesternly line of closed Roosevelt Street a distance of 4.6 feet; thence Southeasterly, parallel with Rose Street, 108.2 feet, more or less, to the place of beginning.

CODE: 001 MAP: 3809-029CD TL: 02600 KEY: 368532

4.2.