

UTC 83437-KR

THIS SPACE R

2008-015920

Klamath County, Oregon



12/01/2008 11:45:43 AM

Fee: \$26.00

After recording return to:

Marcus Bacchi

PO Box 750

El Dorado, CA 95623

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

Marcus Bacchi

PO Box 750

El Dorado, CA 95623

Escrow No. MT83437-KR

Title No. 0083437

SWD

STATUTORY WARRANTY DEED

Brian E. Allen and Sharon M. Allen, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Marcus Bacchi and Shannon Bacchi, as tenants by the entirety**, 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:

The true and actual consideration for this conveyance is **\$607,160.00**.

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 1st day of December, 2008

Brian E. Allen

Brian E. Allen

Sharon M. Allen

Sharon M. Allen

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on December 1, 2008 by Brian E. Allen and Sharon M. Allen.



Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2011

26 AMT

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

A parcel of land being all that portion of Lot 21, Section 29, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying West of United States Bureau of Indian Affairs irrigation canal, more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch iron pipe being the Southwest corner of said Lot 21; thence North 660.7 feet along the West boundary of said Lot 21; thence North 89 degrees 48' East, 996.0 feet along the North boundary of said Lot 21; thence South 37 degrees 56' West, 836.0 feet along the West boundary of said irrigation canal right-of-way; thence South 89 degrees 26' West, 482.0 feet along the South boundary of said Lot 21 to the Southwest corner of said Lot 21 and point of beginning.

W1/2 W1/2 of Government Lot 29, of Section 29, Township 35 South Range 7 East of the Willamette Meridian Klamath County Oregon.

Government Lots 28 and 29 of Section 29, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon. EXCEPTING THEREFROM the W1/2 W1/2 of Government Lot 29.

PARCEL 2:

Government Lots 29, 30, 31 and 32 of Section 30, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Government Lots 38, 39 and 40 in Section 30, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 3:

Government Lots 1, 2, 3, 8 and 10, and the Northerly 190 feet of Government Lot 9 in Section 31, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 4:

Government Lots 12 and 13 and the E1/2 W1/2 of Government Lot 5, in Section 32, Township 35 South, Range 7 East of the Willamette Meridian Klamath County, Oregon.

W1/2 W1/2 of Government Lot 4, of Section 32, Township 35 South Range 7 East of the Willamette Meridian Klamath County Oregon.

Government Lot 4 in Section 32, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon. EXCEPTING THEREFROM the W1/2 W1/2.

W1/2 W1/2 of Government Lot 5, of Section 32, Township 35 South Range 7 East of the Willamette Meridian Klamath County Oregon.