

2008-016355

Klamath County, Oregon



00057374200800163550030034

12/10/2008 02:56:58 PM

Fee: \$31.00



THIS SPACE

After recording return to:  
Jason Llewellyn  
5355 Harlan Drive  
Klamath Falls, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:  
Jason Llewellyn  
5355 Harlan Drive  
Klamath Falls, OR 97603

File No.: 7021-1313893 (DMC)  
Date: December 08, 2008

### STATUTORY WARRANTY DEED

**Paul Wilkinson**, Grantor, conveys and warrants to **Jason Llewellyn and Charlotte Worthington not as tenants in common but with rights of survivorship**, Grantee, the following described real 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 **\$154,000.00**. (Here comply with requirements of ORS 93.030)

F 31-

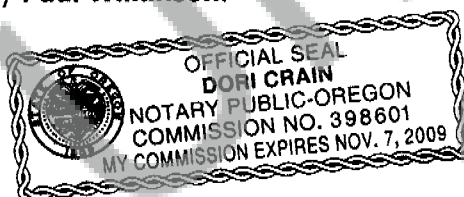
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS 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 8 day of December, 2008.

Paul Wilkinson  
Paul Wilkinson

STATE OF Oregon )  
County of Klamath )ss.  
)

This instrument was acknowledged before me on this 8 day of December, 2008  
by **Paul Wilkinson**.



Dori Crain  
Notary Public for Oregon  
My commission expires: November 7, 2009

**EXHIBIT A**

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

**A portion of Tract 26, Homedale, situated in Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:**

**Beginning at the Southeast corner of said Tract 26; thence North 43°30' West along the Northerly line of Harlan Drive a distance of 274.0 feet; thence North 46°30' East a distance of 69.2 feet to an iron pin; thence South 43°30' East a distance of 70.0 feet to an iron pin; thence South 89°15' East a distance of 90.7 feet to an iron pin on the Easterly line of said Tract 26; thence South 0°07' West along the Easterly line of said Tract 26 a distance of 194.3 feet, more or less, to the point of beginning.**

**Excepting therefrom that portion conveyed to Klamath County by Warranty Deed recorded April 24, 1981, in Volume M-81 on page 7339, Microfilm Records of Klamath County, to-wit: Beginning at the Southeast corner of said Tract 26; thence North 43°30' West a distance of 13 feet; thence North 68°25' East a distance of 9.66 feet to the West right of way line of Homedale County Road; thence South 0°07' West a distance of 13 feet along the West right of way line of Homedale County Road to the point of beginning.**

**Note: This legal description was created prior to January 1, 2008.**