

UTC 83720-MS

THIS SPACE RI

2008-016405
Klamath County, Oregon



12/11/2008 03:28:21 PM

Fee: \$26.00

After recording return to:

Tamra V. Rickbeil

737 Main Street

KLAMATH FALLS, OR 97601

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

Tamra V. Rickbeil

737 Main Street

KLAMATH FALLS, OR 97601

Escrow No. MT83720-MS

Title No. 0083720

SWD

STATUTORY WARRANTY DEED

Tamra V. Rickbeil, Individually and Tamra V. Rickbeil, as Trustee of the Tamra V. Rickbeil Trust, as Grantor, hereby convey and warrant to **Tamra V. Rickbeil**, 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 **\$0.00**.

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 9th day of Dec, 2008

Tamra V. Rickbeil
Tamra V. Rickbeil

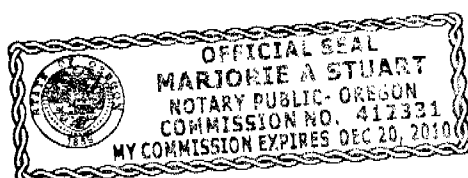
The Tamra V. Rickbeil Trust

By: Tamra V. Rickbeil Trustee
Tamra V. Rickbeil, Trustee

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 12/19, 2008 by Tamra V. Rickbeil., and Tamra V. Rickbeil, as Trustee of the Tamra V. Rickbeil Trust.



MA Stuart
(Notary Public for Oregon)

My commission expires 12/20/10

26 Amt

EXHIBIT "A"
LEGAL DESCRIPTION

The Easterly 30 feet of Lot 1, Block 14 of ORIGINAL TOWN OF LINKVILLE, now City of Klamath Falls, Oregon, EXCEPTING THEREFROM a strip of land 6 feet wide off the Northerly side deeded for alley and further described as follows:

Beginning at the intersection of the Westerly line of 8th Street and the Northerly line of Main Street in the City of Klamath Falls, Oregon, being the Southeasterly corner of Block 14 of the Original Town of Linkville, now City of Klamath Falls, Oregon, according to the Supplemental Plat thereof; thence Northwesterly along 8th Street 114.0 feet to the line of the alley through said Block 14; thence Southwesterly along the line of said alley 30.0 feet; thence Southeasterly on a line parallel to the Westerly line of 8th Street 114.0 feet; thence Northeasterly along the said Northerly line of Main Street 30.0 feet to the place of beginning.