

MT83795-KR

THIS SPACE R

2008-016471

Klamath County, Oregon



00057508200800164710020021

12/12/2008 03:23:47 PM

Fee: \$26.00

After recording return to:

Delyle D. Diaz

PO Box 676

Merrill, OR 97633

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

Delyle D. Diaz

PO Box 676

Merrill, OR 97633

Escrow No. MT83795-KR

Title No. 0083795

SWD

STATUTORY WARRANTY DEED

J. Randall Pope, Trustee of The Virginia L. Pope Bypass Trust, Grantor(s) hereby convey and warrant to Frank F. Diaz and Juliana I. Diaz , as tenants by the entirety, as to an undivided 1/ 2 interest and Delyle D. Diaz and Danielle M. Diaz, as tenants by the entirety, as to an undivided 1/2 interest, 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 **\$220,000.00.**

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 12th day of December, 2008.

The Virginia L. Pope Bypass Trust

BY: J. Randall Pope, Trustee
J. Randall Pope, Trustee

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on December 12 2008 by J. Randall Pope, Trustee of The Virginia L. Pope Bypass Trust.



Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2011

2011

EXHIBIT "A"
LEGAL DESCRIPTION

Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon:

Section 33: That portion of the E1/2 SE1/4 lying Southwesterly of the Pope-Flesher-Duncan Irrigation ditch as it existed February 18, 1985. Also excepting therefrom that portion thereof lying within Pope Road.

Section 34: That portion of the SW1/4 SW1/4 lying Southwesterly of the Pope-Flesher-Duncan Irrigation ditch as it existed February 18, 1985.

Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

Section 3: That portion of the NW1/4 NW1/4 lying Northerly and Westerly of the Pope-Flesher-Duncan Irrigation ditch as it existed February 18, 1985.

Section 4: The E1/2 NE1/4 EXCEPTING THEREFROM approximately 6 acres conveyed by deed dated September 5, 1961, recorded in Volume 332, page 286, Deed Records of Klamath County, Oregon to J.L. Pope, et ux, Deed Records of Klamath County, Oregon, as follows: Beginning on the East and West center line of Section 4, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, at a point 640 feet East of the Southwest corner of the SE1/4 NE1/4 of said Section; thence West 640 feet; thence North 500 feet; thence East 360 feet to the irrigation ditch; thence Southeasterly in a straight line along the irrigation ditch to the point of beginning, all in Section 4, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.