

MT84124-LW

THIS SPACE

2009-000370

Klamath County, Oregon



00058644200900003700010018

01/13/2009 11:50:04 AM

Fee: \$21.00

After recording return to:

ALLAN A. BRYNING

13884 W PARK DRIVE

MAGALIA, CA 95954

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

ALLAN A. BRYNING

13884 W PARK DRIVE

MAGALIA, CA 95954

Escrow No. MT84124-LW

Title No. 0084124

SWD

### STATUTORY WARRANTY DEED

**WILLIAM K. KALITA**, Grantor(s) hereby convey and warrant to **ALLAN A. BRYNING**, 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:

That portion of the Northerly 1000 feet of the W1/2 W1/2 NW1/4 of Section 1 and the E1/2 E1/2 NE1/4 of Section 2 that lays East of the Chiloquin Ridge Road (Indian Service Road S-50) and North of the Northerly line of that certain parcel of land described in the Warranty Deed from William K. Kalita to Bradford W. Kalita, recorded January 19, 1979 in Volume M79, page 1607 of Microfilm Records of Klamath County, Oregon, all in Township 35 South, Range 7 East of the Willamette Meridian, Klamath County

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 **\$60,000.00**.

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 7 day of January 2009

William K. Kalita  
WILLIAM K. KALITA

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on January 7, 2009 by WILLIAM K. KALITA.

[Signature]  
(Notary Public for Oregon)

My commission expires 11/20/2011



KLAMATH