

2009-000486

Klamath County, Oregon



01/15/2009 03:05:48 PM

Fee: \$26.00

After Recording Return to:

BRIAN J. BERGERON

5719 Shasta Way
Klamath Falls, OR 97603

Until a change is requested all tax statements

Shall be sent to the following address:

BRIAN J. BERGERON

Same as above

ATE 66366

WARRANTY DEED

(INDIVIDUAL)

WILLIAM SKUBINNA and LYNNE C. MEADOWS, herein called grantor, convey(s) to BRIAN J. BERGERON, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

See exhibit "A" attached hereto and made a part hereof for legal description

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$110,000.00.
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 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, 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

Dated January 9, 2009.

WILLIAM SKUBINNA

LYNNE C. MEADOWS

STATE OF WASHINGTON, County of KING ss.

On Jan 14th, 2009 personally appeared the above named WILLIAM SKUBINNA and LYNNE C. MEADOWS and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:

Aspen
TITLE & ESCROW, INC.

525 Main Street
Klamath Falls, OR 97601
Order No.: 66366MS

Before me: BRIAN MERKLEY
Notary Public for Washington
My commission expires: 5/12/09



ATE 66366

Exhibit A

Tract 68, FAIR ACRES SUBDIVISION, in the SE 1/4 SE 1/4 of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin which lies West along the South line of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, which line is also the center line of Shasta Way, a distance of 180.5 feet and North 0° 11' East a distance of 30 feet from the iron pin which marks the Southeast corner of said Section 35 and running thence; continuing North 0° 11' East parallel to the East line of said Section 35 a distance of 263.2 feet to an iron pin; thence West parallel to the South line of said Section 35 a distance of 150.5 feet to an iron pin, which is on the West line of Tract 68 of Fair Acres Subdivision; thence South 0° 11' West along the West line of said Tract 68 and parallel to the East line of Section 35 a distance of 263.2 feet to an iron pin which is on the North right of way line of Shasta Way 30 feet Northerly from the South line of said Section 35; thence East along the North right of way line of Shasta Way, parallel to the South line of Section 35 a distance of 150.5 feet, more or less, to the point of beginning.

SAVING AND EXCEPTING the Westerly 70 feet thereof.

CODE 041 MAP 3809-035DD TL 03100 KEY #450737

Lcm
W.S.