

2009-000493

Klamath County, Oregon



01/15/2009 03:15:29 PM

Fee: \$31.00



After recording return to:
John L. Capurro and Viki L. Higgins
787 S Alameda Avenue
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
John L. Capurro and Viki L. Higgins
787 S Alameda Avenue
Klamath Falls, OR 97603

File No.: 7021-1193652 (DMC)
Date: November 06, 2008

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Well Fargo Financial Bank, Grantor, conveys and warrants to **John L. Capurro and Viki L. Higgins as tenants by the entirety**, 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 **\$125,000.00**. (Here comply with requirements of ORS 93.030)

F31-

APN: R443112

Statutory Warranty Deed
- continued

File No.: 7021-1193652 (DMC)
Date: 11/06/2008

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 5 day of December, 2008.

Janene Brennan

Well Fargo Bank,
Inc., Tax ID #36-
3464672 c/o
Northwest Trustee
Services, Inc. Att.
Jill Green

JANENE BRENNAN
Vice President Loan Documentation

STATE OF

Oregon

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County of

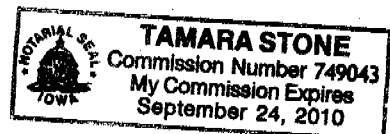
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This instrument was acknowledged before me on this 5 day of December, 2008
by as of Well Fargo Bank, Inc., Tax ID #36-3464672 c/o Northwest Trustee Services, Inc. Att. Jill Green,
on behalf of the .

Tamara Stone

Notary Public for
My commission expires:



APN: R443112

Statutory Warranty Deed
- continued

File No.: 7021-1193652 (DMC)
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EXHIBIT A

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

A PARCEL OF LAND LOCATED IN SECTION 34, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, IN TRACT 39B OF ENTERPRISE TRACT, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED 402.6 FEET NORTH, 481.7 FEET NORTH 89° 44' WEST AND 125 FEET NORTH 21° 10' WEST OF SOUTHEAST CORNER OF TRACT 39A OF ENTERPRISE TRACTS, SAID POINT OF BEGINNING BEING THE NORTHWESTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN A DEED RECORDED IN VOLUME 317, PAGE 483, DEED RECORDS OF KLAMATH COUNTY, OREGON; THENCE CONTINUING NORTH 21° 10' WEST 100 FEET TO A POINT; THENCE NORTH 68° 50' EAST 97.9 FEET, MORE OR LESS, TO THE WESTERLY RIGHT-OF-WAY LINE OF THE PROPOSED STATE HIGHWAY; THENCE SOUTH 40° EAST 105.60 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID PROPOSE HIGHWAY; THENCE SOUTH 68° 50' WEST ALONG THE NORTHERLY LINE OF THE PARCEL DESCRIBED IN DEED RECORDED IN VOLUME 317, PAGE 483, RECORDS OF KLAMATH COUNTY, OREGON, 131.6 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

NOTE: THIS LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 1, 2008.