



THIS SPACE

2009-001895

Klamath County, Oregon



00060399200900018950020023

02/11/2009 11:23:30 AM

Fee: \$26.00

After recording return to:

Cheri B. Duncan

9111 Shady Pine Road

Klamath Falls, OR 97601

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

Cheri B. Duncan and Shane L. Watley

9111 Shady Pine Road

Klamath Falls, OR 97601

Escrow No. MT84082-MS

Title No. 0084082

SWD

**STATUTORY WARRANTY DEED**

**Cheri B. Duncan**, Grantor(s) hereby convey and warrant to **Cheri B. Duncan and Shane L. Watley**, as tenants by the entirety, 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.

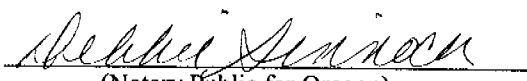
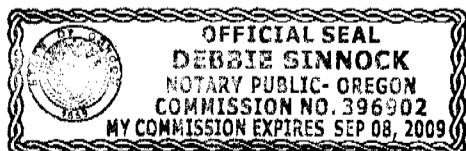
Dated this 6th day of Feb, 09.

  
Cheri B. Duncan

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 2-6-, 2009 by Cheri B. Duncan.

  
(Notary Public for Oregon)My commission expires 9-8-09

26 Amt

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A parcel of land situated in Lot 2, Section 31, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, known as Tract No. 7, and being more particularly described as follows:

Beginning at a point North 89° 49' West 1444.55 feet from the quarter corner common to Sections 31 and 32, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence North 1° 10' South 620 feet to a point being the true point of beginning of this description; thence North 89° 49' West 582 feet, more or less, to the Easterly boundary of the Dalles-California Highway; thence North 2° 50' East along the Easterly boundary of said Dalles-California Highway 100.63 feet, to a point; thence South 89° 49' East 566 feet, more or less, to a point North 1° 10' East 100 feet from the point of beginning; thence South 1° 10' West 100 feet to the point of beginning.