

2009-002451

Klamath County, Oregon



THIS SPAC



00061016200900024510020025

02/18/2009 11:39:18 AM

Fee: \$26.00

After recording return to:

Stephen C Prien

~~15214 Patricia Lane~~

~~Klamath Falls, OR~~

PO Box 387

Malin, OR 97632

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

Stephen C Prien

~~15214 Patricia Lane~~

~~Klamath Falls, OR~~

Same as above

File No.: 7021-1344006 (ALF)

Date: January 22, 2009

STATUTORY WARRANTY DEED

Charles S. Alexander and Bonnie Grant, as tenants by the entirety, Grantor, conveys and warrants to **Stephen C Prien**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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

THE NORTHEAST QUARTER AND PARCEL 2 OF LAND PARTITION 1-02, ALSO DESCRIBED AS THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 40 SOUTH, RANGE 11 EAST, WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

TOGETHER WITH AN EASEMENT FOR ROAD AND UTILITY PURPOSES BEGINNING AT THE INTERSECTION OF THE NORTH EXTENSION OF DODDS HOLLOW ROAD, A COUNTY ROAD, OVER THE WEST 60 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29; OVER THE WEST 60 FEET OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 20; OVER THE WEST 60 FEET OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 20, SAID TOWNSHIP 40 SOUTH, RANGE 11 EAST, WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

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 **\$237,000.00**. (Here comply with requirements of ORS 93.030)

F24-

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 17 day of February, 2009.

Charles S. Alexander
Charles S. Alexander

Bonnie Grant
Bonnie Grant

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 17 day of February, 2009
by as of as tenants by the entirety, on behalf of the.

Notary Public for Oregon
My commission expires: 12-3-10

