

2009-003037

Klamath County, Oregon



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02/27/2009 03:16:08 PM

Fee: \$31.00

After recording, return to:
ROBERT A. SMEJKAL, P.C.
Attorney at Law
PO Box 654
Eugene, OR 97440

Until a change is requested,
send tax statements to:
RICHARD M. TIENHAARA
KERRY G. TIENHAARA
PO Box 547
Joseph, OR 97846

WARRANTY DEED - STATUTORY FORM

ALBERTS DEVELOPMENT, LLC, an Oregon limited liability company, Grantor, conveys and warrants to RICHARD M. TIENHAARA and KERRY G. TIENHAARA, husband and wife or the survivor, Grantees, that certain real property located in Klamath County, Oregon, more particularly described on Exhibit "A" attached hereto and by this reference incorporated herein.

The property is subject to any and all existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions and easements of record, all as more particularly set forth on Exhibit "B" attached hereto and by this reference incorporated herein.

The true consideration for this conveyance is other than money.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 197.352.

DATED this 26 day of FEBRUARY, 2009.

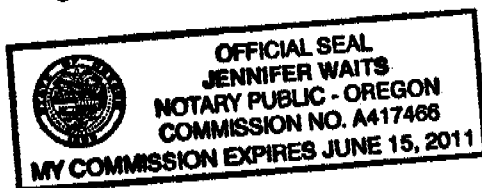
ALBERTS DEVELOPMENT, LLC

By:

Todd M. Alberts
TODD M. ALBERTS, Managing Member

STATE OF OREGON, County of Lane) ss.

This instrument was acknowledged before me on this 26th day of Feb., 2009, by TODD M. ALBERTS as Managing Member of ALBERTS DEVELOPMENT, LLC, an Oregon limited liability company.



Jennifer Waits
NOTARY PUBLIC FOR OREGON

Exhibit "A"

Real property in the County of KLAMATH, State of Oregon, described as follows:

PARCEL 1:

A RECTANGULAR PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 24 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT WHERE THE NORTH-SOUTH CENTER LINE OF SAID SECTION 17 INTERSECTS THE NORTHEASTERLY LINE OF THE HIGHWAY RIGHT-OF-WAY OF OREGON STATE HIGHWAY 58; THENCE ALONG SAID NORTHEASTERLY LINE OF SAID RIGHT-OF-WAY IN A GENERALLY NORTHWESTERLY DIRECTION, A DISTANCE OF 650 FEET TO A POINT WHICH IS THE TRUE POINT OF BEGINNING; THENCE AT RIGHT ANGLES TO SAID HIGHWAY RIGHT-OF-WAY LINE IN A GENERALLY NORTHEASTERLY DIRECTION 250 FEET TO A POINT, THENCE AT RIGHT ANGLES TO SAID LAST COURSE AND IN A GENERALLY NORTHWESTERLY DIRECTION A DISTANCE OF 300 FEET TO A POINT; THENCE AT RIGHT ANGLES TO SAID COURSE, AND IN A GENERALLY SOUTHWESTERLY DIRECTION 250 FEET, MORE OR LESS, TO THE SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID OREGON STATE HIGHWAY 58; THENCE ALONG SAID NORTHEASTERLY LINE OF SAID RIGHT-OF-WAY IN A GENERALLY SOUTHEASTERLY DIRECTION, A DISTANCE OF 300 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 2:

A PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 24 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT WHERE THE NORTH-SOUTH CENTER LINE OF SAID SECTION 17 INTERSECTS THE NORTHEASTERLY LINE OF THE HIGHWAY RIGHT-OF-WAY OF OREGON STATE HIGHWAY 58; THENCE ALONG SAID NORTHEASTERLY LINE OF SAID RIGHT-OF-WAY IN A GENERALLY NORTHWESTERLY DIRECTION, A DISTANCE OF 1300 FEET TO A POINT WHICH IS THE TRUE POINT OF BEGINNING AT RIGHT ANGLES TO SAID HIGHWAY RIGHT-OF-WAY LINE IN A GENERALLY NORTHEASTERLY DIRECTION 250 FEET TO A POINT, THENCE AT RIGHT ANGLES TO SAID LAST MENTIONED COURSE AND IN A GENERALLY SOUTHEASTERLY DIRECTION, 350 FEET TO A POINT; THENCE AT RIGHT ANGLES TO SAID LAST MENTIONED COURSE, AND IN A GENERALLY SOUTHWESTERLY DIRECTION 250 FEET, MORE OR LESS, TO SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID OREGON STATE HIGHWAY 58; THENCE ALONG SAID NORTHEASTERLY LINE OF SAID RIGHT-OF-WAY IN A GENERALLY NORTHWESTERLY DIRECTION, A DISTANCE OF 350 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

Exhibit "B"

1. Matters not disclosed by an examination of the public record.
2. Taxes for the year 2008-2009
Tax Amount \$ 94.43
Unpaid Balance: \$ 94.43, plus interest and penalties, if any
Code No.: 051
Map & Tax Lot No.: R-2407-017C0-00500
Property ID No.: R146764

Taxes for the year 2007-2008
Unpaid Balance: \$ 89.33, plus interest
3. Taxes for the year 2008-2009
Tax Amount \$ 111.46
Unpaid Balance: \$ 111.46, plus interest and penalties, if any.
Code No.: 205
Map & Tax Lot No.: R-2407-017C0-00600
Property ID No.: R146773

Taxes for the year 2007-2008
Unpaid Balance: \$ 106.14, plus interest
4. Easement, including terms and provisions contained therein:
Recording Information: October 30, 1947 in Volume 213 Page 157, Deed Records of Klamath County, Oregon
In Favor of: John B. Amuchastegui and Etta Marie Amuchastegue, and John L. Stonestreet and Bertha L. Stonestreet, husband and wife
(Parcel 1)
5. Easement, including terms and provisions contained therein:
Recording Information: December 31, 1992 in Volume M92 Page 31177, Records of Klamath County, Oregon
In Favor of: Durward L. Boyles, his heirs, successors and assigns
For: water usage
(Parcel 1)
6. Easement, including terms and provisions contained therein:
Recording Information: August 19, 1998 in Volume M98 Page 30535, Records of Klamath County, Oregon
In Favor of: Timothy and Cynthia Cramblit
For: telephone/telecommunications line or lines
(Parcel 1)
7. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.