

2009-003231

Klamath County, Oregon



THIS SPACE



03/05/2009 11:26:23 AM

Fee: \$31.00

After recording return to:
Paula Magnuson
17913 Hamaker Lane
Klamath Falls, OR 97601

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

Paula Magnuson
17913 Hamaker Lane
Klamath Falls, OR 97601

File No.: 7021-1364757 (ALF)

Date: March 02, 2009

STATUTORY WARRANTY DEED

Travis D. Johnson, Grantor, conveys and warrants to **Paula Magnuson**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein: *pm*

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 **\$100,000.00**. (Here comply with requirements of ORS 93.030)

131-

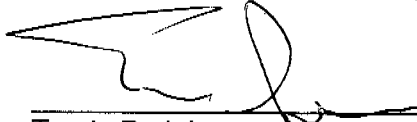
APN: R488840

Statutory Warranty Deed
- continued

File No.: 7021-1364757 (ALF)
Date: 03/02/2009

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 4 day of March, 2009



Travis D. Johnson

STATE OF Oregon

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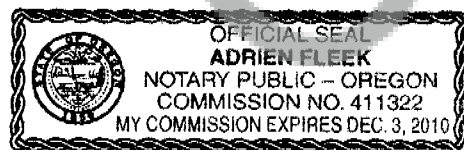
County of Klamath

This instrument was acknowledged before me on this 4 day of March, 2009
by **Travis D. Johnson**.



Notary Public for Oregon

My commission expires: 12-3-10



APN: **R488840**

Statutory Warranty Deed
- continued

File No.: **7021-1364757 (ALF)**
Date: **03/02/2009**

EXHIBIT A

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

**LOT 19 IN BLOCK 24 OF 4TH ADDITION TO KLAMATH RIVER ACRES OF OREGON,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY
CLERK OF KLAMATH COUNTY, OREGON.**

**ALSO, A 1/3 UNDIVIDED INTEREST AND RIGHT OF WAY TO WELL PUMP HOUSE AND
CONTROLS LOCATED ON LOT 21, BLOCK 24, 4TH ADDITION TO KLAMATH RIVER ACRES OF
OREGON, RECORDED IN THE COUNTY OF KLAMATH, RECORDED OCTOBER 26, 1979 IN
VOLUME M79 PAGE 25228, RECORDS OF KLAMATH COUNTY, OREGON.**