

2009-003433

Klamath County, Oregon



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03/10/2009 09:54:56 AM

Fee: \$26.00

Property Address: 1620 Cove Point Rd
Acct. No.: R420805

After recording return to:
Zalutsky, Klarquist & Reinhart, P.C.
215 SW Washington Street, Third Floor
Portland, Oregon 97204-2636

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

Lenor Balme
1620 Cove Point Rd.
Klamath Falls, OR 97601

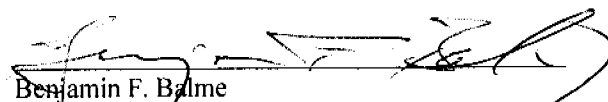
WARRANTY DEED

BENJAMIN F. BALME, Grantor, conveys and warrants to S. K. LENOR BALME, Grantee, the following described real property located in ~~Multnomah~~ ^{Klamath} County, Oregon:

See legal description attached hereto as Exhibit A.

Subject to all encumbrances, liens, covenants and restrictions of record.

The true consideration for this conveyance is \$none.

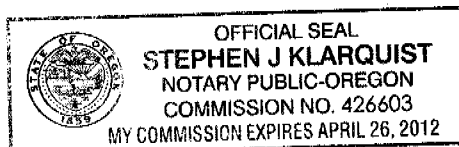

Benjamin F. Balme

Dated: 3/6, 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, 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.

STATE OF OREGON, Multnomah County) ss.

This instrument was acknowledged before me on March 6, 2009, by Benjamin F. Balme.




Notary Public for Oregon

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the SW1/4 of Section 1, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin which lies West along the Section line a distance of 1398.6 feet and North 44 degrees 30' West a distance of 784.9 feet from the iron pin which marks the quarter section corner of Sections 1 and 12, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, and running thence:

North 7 degrees 00' East a distance of 136.8 feet to an iron pin; thence North 74 degrees 28' West a distance of 180.3 feet to an iron pin; thence South 21 degrees 28' West a distance of 152.2 feet to an iron pin; thence South 14 degrees 02' East a distance of 62.4 feet to an iron pin; thence South 76 degrees 08' East a distance of 121.15 feet to an iron pin; thence North 89 degrees 41' East a distance of 58.8 feet to an iron pin; thence North 24 degrees 30' East a distance of 51.7 feet, more or less to the point of beginning, said tract in Government Lot 3, Section 1, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.