

2009-004728

Klamath County, Oregon



00063699200900047280020024

04/03/2009 03:06:10 PM

Fee: \$26.00



After recording return to:
Tina DuMilieu
39767 Modoc Point Road
Chiloquin, OR 97624

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

Tina DuMilieu
39767 Modoc Point Road
Chiloquin, OR 97624

File No.: 7021-1359675 (ALF)
Date: February 19, 2009

THIS SPACE

STATUTORY WARRANTY DEED

JD **Edward J. Cunion, Jr. and Patricia M. Cunion, husband and wife**, Grantor, conveys and warrants to **Tina DuMilieu**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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

A TRACT OF LAND SITUATED IN THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 34 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 31, THENCE NORTH 1,320.0 FEET; THENCE SOUTH 89° 23' 26" EAST 1,747.43 FEET MORE OR LESS TO THE EASTERLY RIGHT OF WAY LINE OF THE MODOC POINT HIGHWAY (STATE HIGHWAY 422) AND BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 05° 48' 43" WEST 299.91 FEET TO A POINT 30.00 FEET SOUTHERLY OF THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31, WHEN MEASURED AT RIGHT ANGLES TO SAID LINE; THENCE SOUTH 89° 19' 18" EAST, PARALLEL TO SAID NORTH LINE, 592.71 FEET; THENCE SOUTH 05° 48' 43" EAST 299.20 TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 89° 23' 26" WEST 592.63 FEET TO THE POINT OF BEGINNING.

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 **\$325,000.00**. (Here comply with requirements of ORS 93.030)

FLW

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 2nd day of April, 2009.


Edward J Cunion Jr


Patricia M Cunion

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 2nd day of April, 2009
by **Edward J Cunion, Jr and Patricia M Cunion.**





Notary Public for Oregon

My commission expires: 10/16/2010