

2009-004948

Klamath County, Oregon



00063959200900049480030030

04/09/2009 11:26:00 AM

Fee: \$31.00

After recording return to: (Name, Address, Zip)

Robert W. Wetherell & Cathy A. Woods
8117 Margraf Lane
Klamath Falls, Oregon 97603

Until requested otherwise, send all tax statements to:
(Name, Address, Zip)

Same as Property address above

MT4677-M3

SPACE ABOVE RESERVED FOR RECORDER'S USE

WARRANTY DEED (Individual Grantor)

STEVEN L. ROBERTS and SUSAN ROBERTS, as tenants by the entirety, Grantor, conveys and warrants to ROBERT W. WETHERELL AND CATHY A. WOODS, AS TENANTS BY THE ENTIRETY

Grantee, the following described real property free of encumbrances, except as specifically set forth herein, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

Subject to easements, restrictions, covenants, agreements, and mineral exceptions, if any, of record.

The property is free from encumbrances except (if none, so state): those of record

The true and actual consideration paid for this transfer, stated in terms of dollars is \$410,000.00
(Here, comply with the requirements of ORS 93.030).

Dated this 25th day of January, 2008.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT [WILL] 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 APPROVED USES [AND], 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

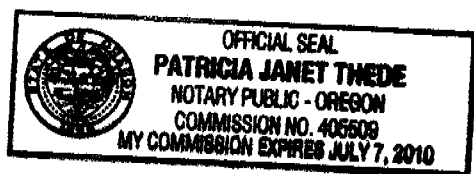
31amt

ST L Roberts
STEVEN L. ROBERTS

Susan Roberts
SUSAN ROBERTS

STATE OF Oregon }
County of Klamath } SS.

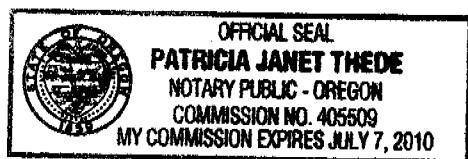
The foregoing instrument was acknowledged before me on this 25th day of Jan, 2008 by
STEVEN L. ROBERTS.



Patricia Janet Theide
Notary Public in and for the State of
My commission expires: 7-7-10

STATE OF Oregon }
County of Klamath } SS.

The foregoing instrument was acknowledged before me on this 25 day of Jan, 2008 by
SUSAN ROBERTS.



Patricia Janet Theide
Notary Public in and for the State of
My commission expires:

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 3 of Land Partition 40-04, said Land Partition being a partition of Parcel 3 of Land Partition 20-99, situated in the SE1/4 SW1/4 of Section 6, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH an easement for road purposes as created by Land Partition 11-92.

AND TOGETHER WITH an easement for roadway and utilities as created by instrument recorded November 20, 1997 in Volume M97, page 38156, Microfilm Records of Klamath County, Oregon.

AND TOGETHER WITH an easement created by instrument recorded March 8, 2004 in Volume M04, page 13084, Microfilm Records of Klamath County, Oregon and re-recorded March 11, 2004 in Volume M04, page 14108, Microfilm Records of Klamath County, Oregon.