

2009-005140

Klamath County, Oregon



04/13/2009 03:46:46 PM

Fee: \$26.00

GRANTOR NAME AND ADDRESS

ANN S. FAIRCLO

GRANTEE NAME AND ADDRESS

JOHN Q. HOUSE AND SUSAN F. HOUSE

AFTER RECORDING RETURN TOSEND TAX STATEMENTS TO

GRANTEES

SPECIAL WARRANTY DEED - STATUTORY FORM

ANN S. FAIRCLO, **Grantor** conveys and specially warrants to JOHN Q. HOUSE AND SUSAN F. HOUSE, **Grantees** the following described real property, situated in Klamath County, Oregon, and legally described on Exhibit A, attached hereto and incorporated by this reference herein as if fully set forth.

"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."

The true and actual consideration for this conveyance stated in terms of dollars is \$185,000.00. However, the actual consideration consists of or includes other property given or promised which is part of the consideration, being in fulfillment of a certain land sale contract.

DATED this 9 day of April, 200 9.

Ann S Fairclo
ANN S. FAIRCLO

STATE OF OREGON, County of Klamath) ss:

Personally appeared the above Ann S. Fairclo as Grantor and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me this 9 day of April, 2009



Margaret John
NOTARY PUBLIC FOR OREGON
My Commission Expires: 9-12-2010

SPECIAL WARRANTY DEED - STATUTORY FORM

That property situated in Klamath County, State of Oregon, more particularly described as follows:

PARCEL ONE: A parcel of land lying within the NE 1/4 SW 1/4 of Section 12, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon: Beginning at a point 30 feet South of the Northeast corner of the SW 1/4 of said Section 12; thence West along the South boundary of the county road 810 feet; thence South 24 00' East 263 feet; thence South 38 00' East 310 feet; thence South 49 00' East 335 feet; thence South 75 00' East 273 feet; thence due North 778 feet to the point of beginning, containing 10 acres more or less.

PARCEL TWO: The W 1/2 NE 1/4 of Section 12, Township 39 South, Range 10 East of the Willamette Meridian. Excepting therefrom that part of the above described tract lying within the county road and within the "E" Canal right-of-way.

PARCEL THREE: The E 1/2 NW 1/4 of Section 12, Township 39 South, Range 10 East of the Willamette Meridian. Excepting therefrom the following described tracts:

a. Beginning at a point that bears North 26 26' 28" East 4289.79 feet from the section corner common to Sections 11, 12, 13, 14 in Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence South 38 09' 43" West 96.19 feet; thence South 42 34' 06" West 757.45 feet to the East line of a road; thence Northerly along said East line of a road to a point that is North 04 10' 32" West 60.40 feet; thence North 01 28' 23" West 347.02 feet; thence Northeasterly along the Klamath Irrigation District Canal right-of-way to a point that is North 32 17' 45" West 160.44 feet from the point of beginning; thence South 32 17' 45" East a distance of 160.44 feet to the point of beginning.

b. Commencing at the Southwest corner of said Section 12; thence North 26 26' 28" East 4289.79 feet to a 5/8" iron pin for the true point of beginning; thence South 38 09' 43" West 96.19 feet; thence South 42 34' 06" West 757.45 feet to the Easterly boundary of Highway No. 140; thence North 78 19' 50" East 347.66 feet; thence North 37 59' 30" East 97.00 feet; thence North 44 07' 00" East 607.68 feet; thence North 23 39' 40" West 333.83 feet to the Southerly boundary of the Klamath Irrigation District "E" Canal; thence Southwesterly along said boundary to a point that is North 32 17' 45" West 160.44 feet from the true point of beginning; thence South 32 17' 45" East 160.44 feet to the true point of beginning, containing 4.88 acres, more or less.

c. Beginning at the Northwest corner of the NE 1/4 NW 1/4 of Section 12, Township 39 South, Range 10 East of the Willamette Meridian, and running thence due South to the Northern right-of-way line of the Klamath Irrigation District "E" Canal, thence Northeasterly along said right-of-way line 500 feet; thence Northeasterly to a point on the Northern boundary line of the NE 1/4 NW 1/4, which point lies due East 990 feet from the point of beginning, thence due West 990 feet to the point of beginning.

d. That part of the above described tract lying within Highway No. 140, North Poe Valley Road and within the "E" Canal right-of-way.

PARCEL 4: The following described premises situate in the County of Klamath, State of Oregon, to-wit: Beginning at a point 1120 feet North and 230 feet East of the Southwest corner of Section 12, Township 39 South, Range 10 East of the Willamette Meridian, running thence East 320 feet to the Westerly line of Highway 140; thence Northerly along the West line of Highway 140, 115 feet; thence West 395 feet; thence South 110 feet to the point of beginning, containing .9 acres more or less.