

UTC 84968-KR

2009-005534

Klamath County, Oregon



THIS SPACE



00064638200900055340030034

04/21/2009 03:13:27 PM

Fee: \$31.00

After recording return to:

Jerry L. Thompson and Lilia J. Thompson

620 Ranchwood Court

Waterford, CA 55386

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

Jerry L. Thompson and Lilia J. Thompson

620 Ranchwood Court

Waterford, CA 55386

Escrow No. MT84968-KR

Title No. 0084968

SWD-EM

### STATUTORY WARRANTY DEED

**Brad Peterson, Grantor(s) hereby convey and warrant to Jerry L. Thompson and Lilia J. Thompson, as tenants by the entirety, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon, free of encumbrances except as specifically set forth herein:**

SEE EXHIBIT "A"

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$18,000.00.**

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.

Dated this 21 day of April 2009

  
Brad Peterson

31AMT

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

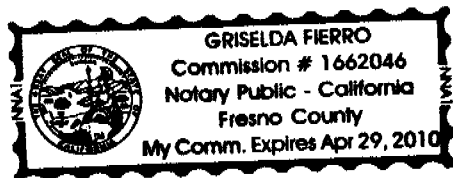
State of California

County of Fresno

On 4/20/09 before me, Griselda Fierro  
Date Here Insert Name and Title of the Officer

personally appeared Brad Peterson  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Griselda Fierro  
Signature of Notary Public

Place Notary Seal Above

## OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

### Description of Attached Document

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

### Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_

- ☐ Individual
- ☐ Corporate Officer — Title(s): \_\_\_\_\_
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

Signer's Name: \_\_\_\_\_

- ☐ Individual
- ☐ Corporate Officer — Title(s): \_\_\_\_\_
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

That portion of the NE 1/4 NW 1/4 of Section 22, Township 38 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at the intersection of the Northern boundary line of Section 22, NE 1/4, NW 1/4, Township 38 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, with the Western Boundary of the Bly Mountain Cut-Off Road Right-of-Way, said intersection to be approximately 145 feet West from that certain Brass Cap of record ("1/4 Cor"), located on the NE corner of NE 1/4, NW 1/4 Section 22, Township 38 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon; thence approximately 642.41 feet, North 89° 44' West along said Northern boundary; thence approximately 352 feet South 14° 59' East; thence approximately 662 feet, South 83° 05' East to a point on the Western boundary of Bly Mountain Cut-Off Road; thence approximately 431 feet North 15° 58' West along said Western boundary to the point of beginning.

Tax Account No: 3811-022B0-00100-000

Key No: 473491