

NTC 84678



THIS SPACE RES

2009-005760

Klamath County, Oregon



04/27/2009 03:22:35 PM

Fee: \$26.00

After recording return to:

Ryan Hukill

P.O. Box 710

Eagle Point, OR 97524

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

Ryan Hukill

P.O. Box 710

Eagle Point, OR 97524

Escrow No. AP0788881

Title No. 0788881

SWD

### STATUTORY WARRANTY DEED

**Steven L. Roberts**, Grantor(s) hereby convey and warrant to **Ryan Hukill and Tammy Hukill, husband and wife**, 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 WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

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 **\$158,000.00**.

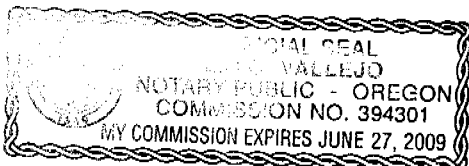
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS 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 23 day of APRIL, 2009

Steven L. Roberts

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on April 23, 2009 by Steven L. Roberts.



(Notary Public for Oregon)

My commission expires June 29<sup>th</sup> 2009

26445

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

Commencing at a point 30 feet North from the Southwest corner of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence North along the West line of the Southwest quarter of the Southwest quarter of Section 7, 343.60 feet to the Southwest corner of the lands deeded to Harvey Womack and wife by deed recorded in Book 89, page 502, Deed Records of Klamath County, Oregon; thence East 165 feet, more or less, to a point 15 feet West of the center line of the Enterprise Irrigation District canals as now located and constructed; thence in a Southerly direction and paralleling the center line of said irrigation canal and following a line at all times 15 feet from the center line of said irrigation canal to a point 30 feet North of the South line of said Section 7; thence West to a point of beginning.

Beginning at a point from which the Southwest corner of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, bears due South 373.6 feet distant; thence East 165 feet to the West bank of the Enterprise Irrigation Ditch; thence North  $67^{\circ} 45'$  East 351 feet down a stream along the said irrigation ditch; thence South  $54^{\circ} 30'$  East 184.8 feet; thence North  $74^{\circ} 51'$  East 134 feet; thence North  $26^{\circ} 30'$  East 513 feet; thence due West to the West boundary of said Section 7 and to the center line of the Dallas - California Highway; thence South along the West boundary of said Section 7, 537 feet to the place of beginning.

EXCEPTING THEREFROM those portions conveyed to Joe L. and Rosie Keller in Book M73, page 2851 and Book M76, page 20951, and that portion conveyed to Eternal Hills Memorial Gardens, Inc., in Book M72, page 8672, Microfilm Records of Klamath County, Oregon.

EXCEPTING THEREFROM that portion lying within Highway 39.