

2009-005992

Klamath County, Oregon



00065179200900059920030036

04/30/2009 03:08:33 PM

Fee: \$31.00



After recording return to:
Kerry R. James
2037 Hope Street
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Kerry R. James
2037 Hope Street
Klamath Falls, OR 97603

File No.: 7021-1369283 (DMC)
Date: March 13, 2009

THIS SPACE

STATUTORY WARRANTY DEED

Jim Quincy Adams and Teresa Christine Adams, joint tenants with right of survivorship,
Grantor, conveys and warrants to **Kerry R. James**, Grantee, the following described real property free
of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

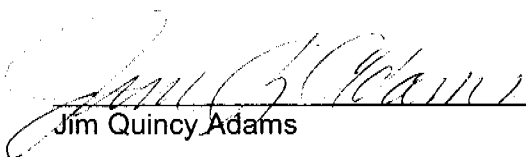
Subject to:


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 **\$105,000.00**. (Here comply with requirements of ORS 93.030)

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 23 day of April, 2009.

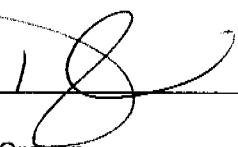

Jim Quincy Adams


Teresa Christine Adams

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 23 day of April, 2009
by **Jim Quincy Adams and Teresa Christine Adams**.




Notary Public for Oregon
My commission expires: 11/7/09

APN: R517658

Statutory Warranty Deed
- continued

File No.: 7021-1369283 (DMC)
Date: 03/13/2009

EXHIBIT A

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

**A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2,
TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY,
OREGON, DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT ON THE SOUTH BOUNDARY OF SAID SOUTHEAST QUARTER OF THE
NORTHWEST QUARTER, 495 FEET EAST OF THE SOUTHWEST CORNER OF SAID SOUTHEAST
QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH AND PARALLEL TO THE WEST
LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, 1020 FEET TO THE
SOUTHWEST CORNER OF THE TRACT HEREIN CONVEYED, BEING THE PLACE OF BEGINNING
OF THIS DESCRIPTION; THENCE FROM SAID PLACE OF BEGINNING EAST AND PARALLEL TO
THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, 165 FEET;
THENCE NORTH AND PARALLEL TO THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE
NORTHWEST QUARTER, 100 FEET; THENCE WEST AND PARALLEL TO THE NORTH LINE OF
SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, 165 FEET; THENCE SOUTH
PARALLEL TO THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST
QUARTER 100 FEET TO THE PLACE OF BEGINNING, EXCEPTING THE WEST 25 FEET
THEREOF.**