

MT85067-KR

THIS SPACE

2009-006003

Klamath County, Oregon



04/30/2009 03:16:49 PM

Fee: \$26.00

After recording return to:

Ronald D. Hatchman

32428 Mountain Lakes Drive

Klamath Falls, OR 97601

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

Ronald D. Hatchman

32428 Mountain Lakes Drive

Klamath Falls, OR 97601

Escrow No. MT85067-KR

Title No. 0085067

SWD

### STATUTORY WARRANTY DEED

**William J. Cadman and LoEtta A. Cadman, as Trustees of The Cadman Family Trust under U/T/A dated May 12, 1995,** Grantor(s) hereby convey and warrant to **Ronald D. Hatchman**, 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:

PLEASE SEE ATTACHED 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 **PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.**

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 30<sup>th</sup> day of April, 2009

The Cadman Family Trust under U/T/A dated May 12, 1995

X BY: William J. Cadman, trustee  
William J. Cadman, Trustee

X BY: LoEtta A. Cadman, Trustee  
LoEtta A. Cadman, Trustee

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on April 30, 2009 by William J. Cadman and LoEtta A. Cadman, as Trustees of The Cadman Family Trust under U/T/A dated May 12, 1995.



Kristi L. Redd  
(Notary Public for Oregon)

My commission expires 11/16/2011

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

Beginning at a point on the Westerly shore of Recreation Creek, said point being the Southeasterly corner of that parcel heretofore conveyed to N.E. Salleck and recorded in Volume 150, page 289, Deed Records of Klamath County, Oregon, and said point being more particularly described as being situated from the Northwest corner of Section 2, Township 36 south, Range 6 East of the Willamette Meridian, South  $24^{\circ}03\frac{1}{2}'$  West 581.5 feet; and thence South  $65^{\circ}56\frac{1}{2}'$  East 784.6 feet; thence from the point of beginning herein described North  $65^{\circ}56\frac{1}{2}'$  West 182.1 feet to a point on the Easterly side of the Rocky Point Road (State Secondary Highway No. 421); thence along the Easterly side of said Rocky Point Road South  $36^{\circ}16\frac{1}{2}'$  West 90 feet to a point; thence South  $65^{\circ}56\frac{1}{2}'$  East an estimated 204 feet, more or less to a point on the Westerly shore of Recreation Creek; thence along the Westerly or right shore of said Recreation Creek North  $26^{\circ}38\frac{1}{2}'$  East 90 feet, more or less to the point of beginning, situated in Lot 4 of Section 2, Township 36 South, Range 6 East of the Willamette Meridian.