

UTZ 84620-DS

THIS SPACE RES

2009-006135
Klamath County, Oregon



00065347200900061350020021

05/04/2009 03:23:13 PM

Fee: \$26.00



After recording return to:
SARAVANAN MYLSAMY
5707 Upland Dr.
Klamath Falls, OR 97603

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

SARAVANAN MYLSAMY
5707 Upland Dr.
Klamath Falls, OR 97603

Escrow No. MT84620-DS
Title No. 0084620
SWD

STATUTORY WARRANTY DEED

CHARLES G. THOMPSON and BLANCA E. THOMPSON, as tenants by the entirety, Grantor(s) hereby convey and warrant to SARAVANAN MYLSAMY, an unmarried man, 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:

Lot 18 in Block 9, TRACT 1270, FIFTH ADDITION TO NORTH HILLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM a tract of land located in Lot 18 of Block 9, Tract 1270, FIFTH ADDITION TO NORTH HILLS, situated in the NE1/4 of the NE1/4 of Section 35 the NW1/4 of the NW1/4 of Section 36, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the initial point of said Tract 1270, said being a 2 1/2" brass disk; thence along the Easterly boundary of Lot 18 and said Tract 1270, South 21°49'21" East, 48.35 feet to the Easterly corner common to Lots 18 and 19 of said Tract 1270 and the true point of beginning; thence South 56°25'07" West, 127.55 feet to a point of non-tangent curvature on the Northeasterly right of way of upland drive; thence along said right of way, along the arc of a 230.00 foot radius curve to the left, through a central angle of 2°17'58", an arc distance of 9.23 feet (the long chord of which bears N34°45'54" West, 9.23 feet) to a point of non-tangency; thence leaving said right of way, North 60°33'01" East, 128.07 feet to the true point of beginning.

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 \$179,000.00.

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.

26amt

Dated this 1st day of May, 2009

Charles G. Thompson
CHARLES G. THOMPSON

Blanca E. Thompson
BLANCA E. THOMPSON

STATE OF CALIFORNIA

COUNTY OF Marin

On May 1, 2009 before me, Daniel Maika'i Arakaki, Notary Public, personally appeared CHARLES G. THOMPSON and BLANCA E. THOMPSON personally known to me (or 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 they executed the same in their authorized capacity(ies), and that by their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Daniel Maika'i Arakaki

