

2009-006167

Klamath County, Oregon



00065380200900061670030039

05/05/2009 11:12:09 AM

Fee: \$31.00



THIS SPACE RES

After recording return to:
Wilson L. McColloch and Mary M.
McColloch
20515 Drazil Road
Malin, OR 97632

Until a change is requested all tax statements
shall be sent to the following address:
Wilson L. McColloch and Mary M.
McColloch
20515 Drazil Road
Malin, OR 97632

File No.: 7021-1397091 (ALF)
Date: April 21, 2009

STATUTORY WARRANTY DEED

Carla L. Hogue and Vicky L. Jespersen, Grantor, conveys and warrants to **Wilson L. McColloch and Mary M. McColloch, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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

THE WEST 691.52 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 41 SOUTH, RANGE 12 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, LESS AND EXCEPTING A 1-ACRE PARCEL IN THE NORTHWEST CORNER OF SAID TRACT DESCRIBED AS FOLLOWS: THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER COMMENCING AT THE COMMON CORNER OF THE FOLLOWING QUARTER SECTIONS OF SECTION 4, NAMELY, THE COMMON CORNER OF SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND THENCE EAST 30 FEET ALONG THE NORTHERLY BOUNDARY OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER TO A POINT; THENCE SOUTH 30 FEET TO THE SOUTHERLY BOUNDARY OF TRANSFORMER ROAD TO A POINT WHICH POINT IS THE TRUE POINT OF BEGINNING; THENCE EAST 208 FEET ALONG THE SOUTHERLY BOUNDARY OF TRANSFORMER ROAD TO A POINT; THENCE SOUTH 208 FEET TO A POINT; THENCE WEST 208 FEET TO A POINT, THENCE NORTH 208 FEET TO THE TRUE POINT OF BEGINNING. SAVING AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE COUNTY ROADS.

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.

MLH
WMM

F31

APN: **R801582**


Statutory Warranty Deed
- continued


File No.: **7021-1397091 (ALF)**
Date: **04/21/2009**

The true consideration for this conveyance is **\$177,500.00**. (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 4 day of May, 2000


Carla L. Hogue


Vicky L. Jespersen

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 4 day of May, 2009
by **Carla L. Hogue and Vicky L. Jespersen.**

en. Adrian Fleck

Notary Public for Oregon

My commission expires: 12-3-17

