

2009-006434

Klamath County, Oregon



00065666200900064340030038

THIS SPACE

05/07/2009 11:28:13 AM

Fee: \$31.00



After recording return to:  
Joyce N. Weaver  
7826 Andrea Drive  
White City, OR 97503

Until a change is requested all tax statements  
shall be sent to the following address:  
Joyce N. Weaver  
7826 Andrea Drive  
White City, OR 97503

File No.: 7021-1399957 (DMC)  
Date: May 01, 2009

### STATUTORY WARRANTY DEED

**Robert G. Gac**, Grantor, conveys and warrants to **Joyce N. Weaver**, 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 **\$110,000.00**. (Here comply with requirements of ORS 93.030)

F31-

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 5 day of May, 2009.

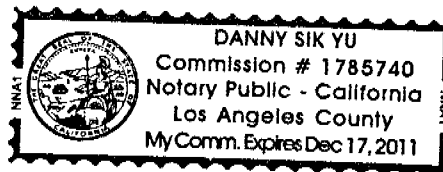
  
Robert G. Gac

STATE OF CALIFORNIA )  
 )ss.  
County of LOS ANGELES )

This instrument was acknowledged before me on this 5<sup>th</sup> day of MAY, 2009  
by **Robert G. Gac**.



Notary Public for CALIFORNIA  
My commission expires: DEC. 17, 2011



APN: R184277

Statutory Warranty Deed  
- continued

File No.: 7021-1399957 (DMC)  
Date: 05/01/2009

**EXHIBIT A**

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

**A TRACT OF LAND SITUATE IN LOT 8, SECTION 30, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIPE ON THE SOUTHERLY RIGHT OF WAY OF FRONT STREET FROM WHICH AN IRON PIN MARKING THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF SAID FRONT STREET AND THE WESTERLY RIGHT OF WAY OF CALIFORNIA AVENUE BEARS NORTH 89° 06 1/2' EAST, 133.0 FEET DISTANT; THENCE SOUTH 89° 06 1/2' WEST ALONG SAID FRONT STREET RIGHT OF WAY, 72.0 FEET; THENCE SOUTH 85.0 FEET; THENCE NORTH 89° 06 1/2' EAST, PARALLEL WITH SAID FRONT STREET, 49.04 FEET; THENCE NORTH 15° 03 1/2' EAST 88.39 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.**

**NOTE: THIS LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 1, 2008.**