

2009-006735

Klamath County, Oregon



After recording return to:
Don Johnston
3525 Laverne Avenue
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Don Johnston
3525 Laverne Avenue
Klamath Falls, OR 97603

File No.: 7021-1394640 (ALF)
Date: April 16, 2009

THIS SPACE



05/13/2009 11:09:01 AM

Fee: \$36.00

STATUTORY WARRANTY DEED

Mary Trellis Kellem and Jeannette Johnston Trellis and Dorothy Marlene Koepke with survivorship, Grantor, conveys and warrants to **Don Johnston**, 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:

PARCEL 1:

COMMENCING AT THE NORTHWEST CORNER OF LOT 12 IN BLOCK 7 OF ALTAMONT ACRES; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT 12, BLOCK 7, ALTAMONT ACRES A DISTANCE OF 141.8 FEET; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 12, BLOCK 7, ALTAMONT ACRES, A DISTANCE OF 93 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING EASTERLY 93 FEET; THENCE NORTHERLY PARALLEL TO THE WESTERLY LINE OF SAID LOT 12, BLOCK 7, ALTAMONT ACRES, A DISTANCE OF 91.8 FEET; THENCE WESTERLY PARALLEL WITH THE NORTHERLY LINE OF LOT 12, BLOCK 7, ALTAMONT ACRES, A DISTANCE OF 93 FEET; THENCE SOUTHERLY 91.8 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A TRACT OF LAND IN BLOCK 7 OF ALTAMONT ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

F30-

APN: **R541337**

Statutory Warranty Deed
- continued

File No.: **7021-1394640 (ALF)**
Date: **04/16/2009**

BEGINNING AT A POINT ON THE NORTH LINE OF LAVERNE AVENUE 93.0 FEET EAST OF THE WEST LINE OF LOT 11 OF SAID BLOCK 7; SAID POINT BEING 30 FEET NORTH OF THE CENTERLINE OF LAVERNE AVENUE; THENCE NORTH PARALLEL TO THE WEST LINE OF LOT 11, 63.80 FEET TO A POINT; THENCE EAST 93 FEET TO A POINT; THENCE SOUTH 63.80 FEET TO A POINT ON THE NORTH LINE OF LAVERNE AVENUE; THENCE WEST 93.0 FEET TO THE POINT OF BEGINNING.

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 **\$65,000.00**. (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 27 day of April, 2009

Mary Trellis Kellem
Mary Trellis Kellem

Trellis Jeannette Johnston
Trellis Jeannette Johnston

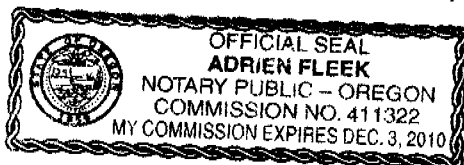
Dorothy Marlene Koepke
Dorothy Marlene Koepke

By Leland E. Koepke as her attorney in fact.

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 27 day of April, 2009
by **Mary Trellis Kellem and Trellis Jeannette Johnston and Dorothy Marlene Koepke** by Leland E. Koepke as her atty in fact

Notary Public for Oregon
My commission expires: 12-3-10



STATE OF Oregon }
COUNTY OF Klamath }

On May 4, 2009, before me, a notary public within and for said County,
personally appeared Trellis Jeannette Johnston to me known to be the person(s)
described in and who executed the foregoing instrument and acknowledged that
_____ executed the same as free act and deed.

Adrien Fleeck

Notary Public

My commission expires: 12-3-10

