

2009-006917

Klamath County, Oregon



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05/18/2009 11:14:24 AM

Fee: \$31.00



After recording return to:
Whitney A. Sieben and Debra A.
Sieben
12129 Old Fort Road
Klamath Falls, OR 97601

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

Whitney A. Sieben and Debra A.
Sieben

12129 Old Fort Road
Klamath Falls, OR 97601

File No.: 7021-1398175 (DMC)

Date: April 29, 2009

THIS SPACE

STATUTORY WARRANTY DEED

Douglas L. Bakke and Kathleen M. Bakke, as tenants by the entirety, Grantor, conveys and warrants to **Whitney A. Sieben and Debra A. Sieben as tenants by the entirety**, 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 **\$275,000.00**. (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 15 day of May, 2009.


Douglas L. Bakke


Kathleen M. Bakke

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 15 day of May, 2009
by **Douglas L. Bakke and Kathleen M. Bakke.**



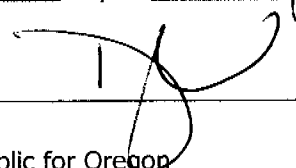

Dori Crain
Notary Public for Oregon
My commission expires: November 7, 2009

EXHIBIT A

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

PARCEL 1 OF MINOR PARTITION 11-88 DESCRIBED AS:

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 37 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST ONE-QUARTER CORNER OF SECTION 20, TOWNSHIP 37 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN; THENCE ALONG THE EAST LINE OF SAID SECTION 20, SOUTH 01° 07' 21" WEST 610.03 FEET; THENCE NORTH 87° 57' 55" WEST 2,040.25 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF OLD FORT ROAD; THENCE ALONG SAID RIGHT OF WAY LINE NORTH 23° 56' 22" WEST 59.77 FEET; THENCE FOLLOWING SAID RIGHT OF WAY LINE 317.45 FEET ALONG THE ARC OF A 468.22 FOOT RADIUS CURVE TO THE RIGHT; THE LONG CHORD OF WHICH BEARS NORTH 4° 31' 00" WEST 311.40 FEET; THENCE CONTINUING ON SAID RIGHT OF WAY LINE 259.23 FEET ALONG THE ARC OF A 498.07 FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS NORTH 00° 00' 13" WEST 256.31 FEET, TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 20; THENCE SOUTH 87° 42' 43" EAST, 2,101.39 FEET TO THE POINT OF BEGINNING.