

2009-007121

Klamath County, Oregon



THIS SPACE



00066464200900071210030032

05/21/2009 02:44:42 PM

Fee: \$31.00

After recording return to:
Karl Cline and Nicole Cline
3803 Hope Street
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Karl Cline and Nicole Cline
3803 Hope Street
Klamath Falls, OR 97603

File No.: 7021-1390906 (ALF)
Date: April 10, 2009

STATUTORY WARRANTY DEED

Christina Story, Grantor, conveys and warrants to **Karl Cline and Nicole Cline, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein: *KC NC*

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

A PARCEL OF LAND SITUATED IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN MARKING THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 11, SAID POINT BEING THE NORTHEAST CORNER OF "PERRY'S ADDITION TO LLOYDS TRACTS" SUBDIVISION; THENCE SOUTH 89° 50' WEST ALONG THE SOUTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 11, SAID LINE BEING THE NORTH LINE OF "PERRY'S ADDITION TO LLOYDS TRACTS" SUBDIVISION A DISTANCE OF 141.90 FEET TO AN IRON PIN ON THE EASTERLY LINE OF HOPE STREET; THENCE NORTH 0° 17' EAST ALONG THE EASTERLY LINE OF HOPE STREET A DISTANCE OF 94.43 FEET TO A POINT AND THE TRUE POINT OF BEGINNING OF THE TRACT TO BE HEREINAFTER DESCRIBED; THENCE NORTH 89° 50' EAST 142.17 FEET, MORE OR LESS, TO THE EAST LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 11; THENCE NORTH 0° 23' 33" EAST ALONG THE EAST LINE OF SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 11, 94 FEET TO A POINT; THENCE SOUTH 89° 50' WEST 142.25 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF HOPE STREET; THENCE SOUTH 0° 17' WEST ALONG THE EAST LINE OF HOPE STREET, 94 FEET TO THE TRUE POINT OF BEGINNING.

1-31-

APN: **R552351**

Statutory Warranty Deed
- continued

File No.: **7021-1390906 (ALF)**
Date: **04/10/2009**

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 **\$195,000.00**. (Here comply with requirements of ORS 93.030)

APN: R552351

Statutory Warranty Deed
- continued

File No.: 7021-1390906 (ALF)
Date: 04/10/2009

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 20 day of May, 2009

Glenda M. Hoyt
Christina Story by Glenda M. Hoyt as
Attorney In Fact

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 20 day of May, 2009
by **Christina Story**.

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

