



MT85076-DS

THIS SPACE RI

2009-007204
Klamath County, Oregon



00066556200900072040020028

05/22/2009 03:13:12 PM

Fee: \$26.00

After recording return to:

MERLIN SAWYERS

22896 TEHAMA AVE.

GERBER, CA 96035

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

MERLIN SAWYERS

22896 TEHAMA AVE.

GERBER, CA 96035

Escrow No. MT85076-DS

Title No. 0085076

SWD

STATUTORY WARRANTY DEED

EDWARD H. LUNDE, Grantor(s) hereby convey and warrant to **MERLIN SAWYERS and MARY SAWYERS, as tenants by the entirety**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

All that tract of land lying East of the centerline of the County Road, as now constructed in the NE1/4 SE1/4 of Section 21, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and being more particularly described as follows:

Beginning at the section corner common to Sections 21, 22, 27 and 28, said Township and Range; thence North along the section line a distance of 1320 feet, more or less to the Southeast corner of the NE1/4 SE1/4 of Section 21, which is the true point of beginning of this description; thence West along the South boundary of said NE1/4 SE1/4 of Section 21 a distance of 60.7 feet to the centerline of the County Road (Round Lake Road) as now constructed; thence along said centerline North 48°56' West 73.7 feet; North 73°22' West 335.5 feet; North 34°01' West 658.6 feet and North 26°21' West 702.7 feet to the North boundary of said NE1/4 SE1/4 of Section 21; thence leaving said centerline of County Road and bearing East along said North boundary 1118.0 feet, more or less to the Northeast corner thereof; thence South along the East boundary 1320.0 feet to the true point of beginning.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$137,000.00**.

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, 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, CHAPTER 424, OREGON LAWS 2007.

2011

Dated this 19th day of MAY, 2009.

Edward H. Lunde
EDWARD H. LUNDE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 5-19-, 2009 by EDWARD H. LUNDE.

Debbie Sinnock
(Notary Public for Oregon)

My commission expires 9-8-09

