

MT 85082-PS

THIS SPACE R

2009-007409

Klamath County, Oregon



05/28/2009 11:11:21 AM

Fee: \$26.00

After recording return to:

AUTUMN B. ARMBRUSTER

5626 INDEPENDENCE AVENUE

KLAMATH FALLS, OR 97603

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

AUTUMN B. ARMBRUSTER

5626 INDEPENDENCE AVENUE

KLAMATH FALLS, OR 97603

Escrow No. MT85082-PS

Title No. 0085082

SWD

### STATUTORY WARRANTY DEED

**CHRIS ROWAN**, Grantor(s) hereby convey and warrant to **AUTUMN B. ARMBRUSTER**, 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:

**SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

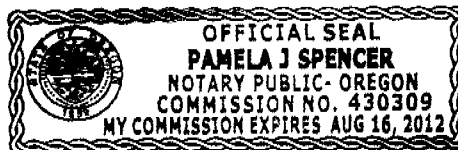
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$190,000.00**.

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.

Dated this 26th day of May, 2009.

Chris Rowan  
CHRIS ROWAN



State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on May 26, 2009 by CHRIS ROWAN.

Pamela J. Spencer  
(Notary Public for Oregon)

My commission expires 8/16/2012

26 Amt

EXHIBIT "A"  
LEGAL DESCRIPTION

TRACT 33 of INDEPENDENCE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH a portion of Lot 34, more particularly described as follows:

Beginning at the Northeast corner of Lot 34, INDEPENDENCE TRACTS, situated in the NE1/4 of the NE1/4 of Section 11, Township 39 South, Range 9 East, Willamette Meridian, Klamath County, Oregon; thence along the boundary between Lots 33 and 34, South 0 ° 13' East 270.86 feet to the Southeast corner of Lot 34; thence along the Southerly boundary of said Lot 34, North 66 ° 59' West, 17.41 feet to a point; thence parallel to the Easterly line of said Lot 34; North 0 ° 13' West, 267.34 feet, more or less, to the Northerly boundary of said Lot 34; thence along said Northerly boundary, South 78 ° 23' East, 16.35 feet, more or less, to the Point of Beginning.