

MT 85389-US

THIS SPACE R

2009-008077

Klamath County, Oregon



00067576200900080770020021

06/11/2009 10:49:31 AM

Fee: \$26.00

After recording return to:

Trustees of the Steve and Joanne Carson Trust

13967 Hill Road

Klamath Falls, OR 97603

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

Trustees of the Steve and Joanne Carson Trust

13967 Hill Road

Klamath Falls, OR 97603

Escrow No. MT85389-MS

Title No. 0085389

SWD

STATUTORY WARRANTY DEED

Frank S. Jakubowski and Peggy R. Jakubowski, who acquired title as Peggy Lou Jakubowski, as tenants in common, Grantor(s) hereby convey and warrant to **Steven M. Carson and JoAnne Carson, Trustees of the Steve and Joanne Carson Trust,** 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 **\$59,000.00.**

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 10th day of June, 2009

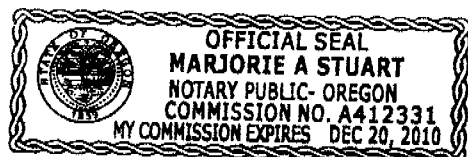
Frank S. Jakubowski, Jr.
Frank S. Jakubowski

Peggy R. Jakubowski
Peggy R. Jakubowski

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 6/10, 2009 by Frank S. Jakubowski and Peggy R. Jakubowski.



MA Stuart
(Notary Public for Oregon)

My commission expires 12/20/10

26amt

LEGAL DESCRIPTION

"EXHIBIT A"

The North 115 feet of the East one-half of Lot 2, in Block 1 of HOME ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM that portion deeded to Klamath County by instrument recorded March 15, 1978 in Volume M78 at page 4934, Microfilm Records of Klamath County, Oregon, being more particularly described as follows:

Beginning on the North line of said Lot 2 at a point 10 feet West of the Northeast corner of said Lot 2; thence East along said North line 10 feet to said Northeast corner; thence South along the East line of said Lot 2, a distance of 10 feet; thence Northwesterly in a straight line to the point of beginning.