

ESC

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



**Danny Edward Perry and Mira Lannette Perry**

P. O. Box 372

Sprague River, Oregon 97639

Grantor's Name and Address

**James Jay Brannon Jr.**

P. O. Box 325

Sprague River, Oregon

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

**James Jay Brannon Jr.**

P. O. Box 325

Sprague River, Oregon 97639

Until requested otherwise, send all tax statements to (Name, Address, Zip):

**James Jay Brannon Jr.**

P. O. Box 325

Sprague River, Oregon 97639

**2009-008148**

Klamath County, Oregon



00067665200900081480020022

SPACE RESER  
FOR  
RECORDER'S

06/12/2009 10:18:00 AM

Fee: \$26.00

### WARRANTY DEED

KNOW ALL BY THESE PRESENTS that **Danny Edward Perry and Mira Lannette Perry,**  
husband and wife,

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by **James Jay Brannon Jr.**

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in **Klamath** County, State of Oregon, described as follows, to-wit:

See Attached Exhibit "A"

Reserving unto the grantors, their heirs, successors and assigns, a 30 foot wide easement for ingress and egress and utilities, over and along the westerly 30 feet of the herein described property.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):  
**Easement granted above.**

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ **10,000.00**. However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols <sup>Ⓢ</sup>, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on \_\_\_\_\_; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352.

*D. E. Perry*  
*Mira L. Perry*

STATE OF OREGON, County of **Klamath** ss.

This instrument was acknowledged before me on **April 15, 2009**  
by **Danny Edward Perry and Mira Lannette Perry**

This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



OFFICIAL SEAL  
DEBORAH TORRIE  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 395757

MY COMMISSION EXPIRES OCTOBER 14, 2009

*Deborah Torrie*  
Notary Public for Oregon

My commission expires **Oct 14, 2009**

Returned to Counter

EXHIBIT A  
LEGAL DESCRIPTION

The W1/2 of Government Lot 29 of Section 14, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM a parcel of land situate in Government Lots 28 and 29, Section 14, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point 4360 feet South and 30 feet East of the Northwest corner of Section 14; thence South 300 feet; thence East 243 feet; thence North 300 feet; thence West 243 feet to the place of beginning, being a portion of Government Lots 28 and 29, Section 14, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.