

MT 85094-KR



THIS SPACE RI

2009-008611

Klamath County, Oregon



06/22/2009 03:43:57 PM

Fee: \$26.00

After recording return to:

Colt Bair

6829 Henley Road

Klamath Falls, OR 97603

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

Colt Bair

6829 Henley Road

Klamath Falls, OR 97603

Escrow No. MT85094-KR

Title No. 0085094

SWD

STATUTORY WARRANTY DEED

Terry G. Parker and Kerry J. Parker, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Colt Bair**, 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 **\$280,480.00**.

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 19th day of June, 2009.

Terry G. Parker

Kerry J. Parker

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 19, 2009 by Terry G. Parker and Kerry J. Parker.

(Notary Public for Oregon)

My commission expires 11/16/2011



26amt

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

A piece of parcel of land situate in the Southeast quarter of Section 24, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the intersection of the centerline of the U.S.B.R. No. A-7(K) Lateral as the same is presently located and constructed and the old existing fence generally accepted as the South line of Section 24, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, from which the iron monument marking the Southeast corner of said Section 24 bears North 89° 16' 50" East 890.1 feet distant; thence South 89° 16' 50" West along said fence line 20.0 feet to an iron pin reference monument; thence continuing South 89° 16' 50" West along said fence line 989.50 feet to an iron pin, thence North 00° 12' 50" West 300 feet; thence South 89° 16' 50" West 674.90 feet to an iron pin; thence South 00° 12' 50" East 300 feet; thence South 89° 16' 0" West 100.10 feet to an iron pin; thence North 0° 12' 50" West along an old existing fence 1361.6 feet to an iron pipe, thence North 1° 27' 50" East along said old existing fence 693.9 feet to an iron pin on the centerline of the U.S.B.R. No. 1-C-1-C Lateral as the same is presently located and constructed thence along the centerline of the 1-C-1-C Lateral the following courses and distances:

South 87° 27' East 266.6 feet and South 48° 34' 20" East 1700.4 feet, more or less, to the intersection with the centerline of the A-7 (K) Lateral as the same is presently located and constructed; thence along the centerline of the A-7(K) lateral the following courses and distances:

South 31° 32' 10" West 116.6 feet, South 11° 31' West 205.3 feet, South 2° 18' West 299.1 feet, and South 49° 18' East 454.5 feet, more or less, to the point of beginning, with bearings based on Survey No. 1411 and Major Partition 80-37 as filed in the Klamath County Engineer's Office.

EXCEPTING THEREFROM that portion thereof conveyed to the United States of America for laterals by deed recorded April 28, 1908 in Book 24, page 131, Deed Records of Klamath County, Oregon.

PARCEL 2

A parcel of land situate in the N1/2 of the NE1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the North line of Section 25, 774.9 feet East from the North Quarter corner thereof; thence South 0° 27' East to a point on the North line of the County Road; thence North 89° 33' East along the North line of the County Road 60 feet to a point; thence North 0° 27' West to a point on the North line of said Section 25; thence West along the North line of Section 25 a distance of 60 feet, more or less, to the point of beginning.