

MT 853-98DS

THIS SPACE F

2009-008742

Klamath County, Oregon



06/24/2009 01:38:14 PM

Fee: \$31.00

After recording return to:

E. E. MC CAPES

P. O. Box 81

CHEMULT, OR 97731

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

E. E. MC CAPES

P. O. Box 81

CHEMULT, OR 97731

Escrow No. MT85398-DS

Title No. 0085398

SWD

### STATUTORY WARRANTY DEED

**ED OUEILHE and DEBORAH LYN OUEILHE, as tenants by the entirety,** Grantor(s) hereby convey and warrant to **E. E. MC CAPES,** 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:

#### PARCEL 1:

Beginning at a point which is North 47° 04' West 820 feet from the point of intersection of the Westerly line of Lalakes Avenue with the Northerly line of the Chiloquin-Klamath Agency County Road; thence North 30° 30' East 120.0 feet; thence North 47° 04' West 76.0 feet thence West 176.5 feet more or less to Northerly boundary of said County Road; thence along the Northerly boundary of said County Road South 47° 04' East 228.7 feet to the point of beginning being a portion of Lot 6, Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath county, Oregon . Also described as Tracts 23, 24, and 25 of SPINKS ADDITION to Chiloquin.

#### PARCEL 2:

A portion of the Northeast quarter of the Southwest quarter of Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, beginning at a point which is North 47° 4' West, 640 feet, and North 30° 30' East, 150.2 feet from the intersection of the Westerly line of LaLakes Avenue and the Northerly line of the Chiloquin-Klamath Agency county road in the Township of West Chiloquin; thence North 47° 4' West 100 feet to the true point of beginning; thence North 47° 4' West 130 feet; thence East 147.5 feet; thence South 30° 30' West 103 feet to the point of beginning, also referred to as Lot 41, SPINKS ADDITION TO CHILOQUIN.

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 **\$67,500.00.**

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.

31amt

Dated this 17 day of June 2009.

ED OUEILHE

DEBORAH LYN OUEILHE

STATE OF CALIFORNIA

ss.

COUNTY OF \_\_\_\_\_

On \_\_\_\_\_, 2009 before me, \_\_\_\_\_ personally appeared ED OUEILHE and DEBORAH LYN OUEILHE personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity(ies), and that by their signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature \_\_\_\_\_

## ACKNOWLEDGMENT

State of California  
County of San Bernardino )

On June 17, 2009 before me, Bertha M. Maloncon, Notary Public  
(insert name and title of the officer)

personally appeared \*Ed Oueilhe and Deborah Lyn Oueilhe\*\*  
who proved to me on the basis of satisfactory evidence to be the pers on(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the pers on(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Bertha M. Maloncon (Seal)  
Signature

