

2009-009694

Klamath County, Oregon



After recording return to:
Michael Hill and Melanie Hill
5130 Bristol Avenue
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Michael Hill and Melanie Hill
5130 Bristol Avenue
Klamath Falls, OR 97603

File No.: 7021-1427713 (ALF)
Date: June 10, 2009

THIS SPACE



07/16/2009 03:24:43 PM

Fee: \$31.00

STATUTORY WARRANTY DEED

Trudie Durant, Grantor, conveys and warrants to **Michael Hill and Melanie Hill, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

A PIECE OR PARCEL OF LAND SITUATE IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, IN KLAMATH COUNTY, OREGON, MORE OR LESS, AND MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF A 60 FOOT ROADWAY, FROM WHICH THE QUARTER SECTION CORNER COMMON TO SECTION 11 AND 14, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, BEARS SOUTH 89° 28' WEST ALONG THE SAID ROADWAY CENTER LINE 460.1 FEET, AND SOUTH 0° 09' EAST ALONG THE NORTH AND SOUTH CENTER LINE OF THE SAID SECTION 11, AS MARKED ON THE GROUND BY A WELL ESTABLISHED FENCE LINE 1663.6 FEET; AND RUNNING THENCE SOUTH 0° 16' EAST 190 FEET TO A POINT; THENCE SOUTH 89° 31 1/2' EAST PARALLEL TO THE SOUTH BOUNDARY OF SAID SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 85 FEET TO A POINT; THENCE NORTH 0° 16' WEST A DISTANCE OF 190 FEET TO A POINT IN THE CENTERLINE OF SAID 60 FOOT ROADWAY; THENCE SOUTH 89° 28' WEST A DISTANCE OF 85 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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APN: **R557597**

Statutory Warranty Deed
- continued

File No.: **7021-1427713 (ALF)**
Date: **06/10/2009**

The true consideration for this conveyance is **\$130,000.00**. (Here comply with requirements of ORS 93.030)

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, OF 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, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 8th day of July, 2009.

Trudie Durant
Trudie Durant

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 8 day of July, 2009
by **Trudie Durant**.

Adrien Fleek

Notary Public for Oregon

My commission expires:

12-3-10

