

2009-010277

Klamath County, Oregon



THIS SPAC

07/29/2009 03:16:32 PM

Fee: \$36.00



After recording return to:
Joshua Woolery
2200 Wiard Street
Klamath Falls, OR 97603

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

Joshua Woolery
2200 Wiard Street
Klamath Falls, OR 97603

File No.: 7021-1428047 (DMC)

Date: July 02, 2009

STATUTORY WARRANTY DEED

Mildred G. Epperson, Grantor, conveys and warrants to **Joshua Woolery**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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.

The true consideration for this conveyance is **\$101,200.00**. (Here comply with requirements of ORS 93.030)

F36

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 20th day of July, 2009.

Mildred G. Epperson
Mildred G. Epperson by Joy L. Marshall as
Attorney In Fact
by Joy L. Marshall as
Attorney in Fact

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this _____ day of _____, 20____
by **Mildred G. Epperson**.

see attached jacket as

Notary Public for Oregon
My commission expires:

STATE OF WASHINGTON,

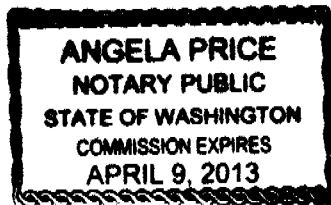
} SS.

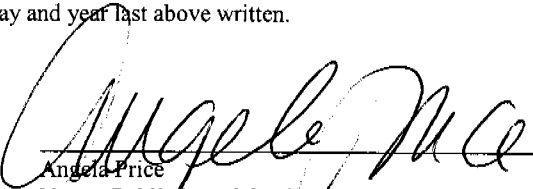
ACKNOWLEDGMENT – Attorney in Fact

County of Clark

On this 20th day of July, 2009 before me personally appeared Joy L. Marshall to me known to be the individual who executed the foregoing instrument as Attorney in Fact for Mildred G. Epperson and acknowledged that she signed the same as her free and voluntary act and deed as attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that said principal is now living and is not insane.

GIVEN under my hand and official seal the day and year last above written.




Angela Price
Notary Public in and for the State of Washington
Residing at Battle Ground, WA

My appointment expires April 09, 2013

EXHIBIT A

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

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 39, S.R. 9 E.W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 30 FEET WESTERLY FROM THE CENTER LINE OF MILLER LANE 430 FEET NORTHERLY FROM THE SOUTHERLY LINE OF THE NORTHWEST QUARTER OF SECTION 2, WHICH IS ALSO THE CENTER LINE OF THE RIGHT OF WAY OF THE DALLAS-CALIFORNIA HIGHWAY, AND WHICH POINT OF BEGINNING LIES SOUTH 88° 59' WEST A DISTANCE OF 50.4 FEET ALONG THE SOUTHERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2, AND NORTH 0° 58' WEST A DISTANCE OF 430 FEET FROM THE IRON PIN IN THE PAVEMENT OF THE DALLAS-CALIFORNIA HIGHWAY WHICH MARKS THE CENTER OF SECTION 2, TOWNSHIP 39 S.R. 9 E.W.M., AND RUNNING THENCE: SOUTH 88° 59' WEST PARALLEL TO THE SOUTHERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 134.3 FEET, MORE OR LESS, TO A POINT ON THE EASTERLY LINE OF THE TRACTS HERETOFORE CONVEYED TO C. V. HOLMES AND LUCILE HOLMES, AND RECORDED IN VOLUME 67 PAGE 571, DEED RECORDS OF KLAMATH COUNTY, OREGON; THENCE NORTH 0° 34' WEST ALONG THE EASTERLY BOUNDARY OF SAID HOLMES TRACT MENTIONED ABOVE A DISTANCE OF 65 FEET TO A POINT; THENCE NORTH 88° 59' EAST PARALLEL TO THE SOUTHERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 133.8 FEET TO A POINT WHICH LIES ON THE WESTERLY RIGHT OF WAY LINE OF MILLER LANE; AND IS 30 FEET WESTERLY FROM THE CENTER LINE OF SAID MILLER LANE; THENCE SOUTH 0° 59' EAST ALONG SAID WESTERLY RIGHT OF WAY OF MILLER LANE A DISTANCE OF 65 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.