

2009-010543

Klamath County, Oregon



00070556200900105430020026

08/04/2009 03:27:31 PM

Fee: \$26.00

After Recording Return to:

BARRY E. ROHM

P.O. BOX 210664

AUKE BAY, AK. 99821

Until a change is requested all tax statements

Shall be sent to the following address:

BARRY E. ROHM

P.O. BOX 210664

AUKE BAY, AK. 99821

ATE 66846

**WARRANTY DEED**  
(INDIVIDUAL)

NANCY LEE ALVIS, herein called grantor, convey(s) to BARRY E. ROHM, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

See exhibit "A" attached hereto and made a part hereof for legal description

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$277,500.00.  
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 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, 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

Dated July 28, 2009.

Nancy Lee Alvis  
NANCY LEE ALVIS

STATE OF OREGON, County of Klamath) ss.

On July 29, 2009 personally appeared the above named NANCY LEE ALVIS and acknowledged the foregoing instrument to be her voluntary act and deed.

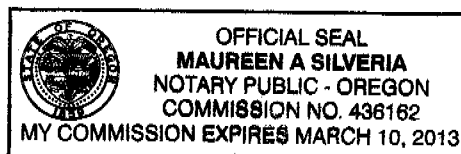
This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 66846MS

Before me: Maureen A Silveria  
Notary Public for Oregon  
My commission expires: 3/10/2013

Official Seal



*Exhibit A*

A tract of land situated in Government Lot 2, Section 17, Township 41 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the West line of said Government Lot 2 said point being South 2°16'44" West 330.00 feet from the CN 1/16 corner of said Section 17; thence North 73°22'12" East 1,180.18 feet, more or less, to a point on the North line of said Government Lot 2, from which the NE 1/16 corner bears North 89°35'20" East 200.17 feet; thence South 2°24'28" West, parallel to the East line of said Lot 2, 998.46 feet to the California-Oregon State Line; thence North 89°09'35" West, along said State Line, 1,114.60 feet to the West line of said Lot 2; thence North 02°16'44" East 643.39 feet to the point of beginning, with bearings based on recorded Survey No. 4234.

Except any portion thereof lying within county road right of way.

CODE: 008 MAP: 4108-01700 TL: 01000 KEY: 86926

CODE: 008 MAP: 4108-01700 TL: 01102 KEY: 19624