

2009-011137

Klamath County, Oregon



THIS SPACE I



00071290200900111370030032

08/19/2009 11:09:46 AM

Fee: \$31.00

After recording return to:

William E. Adams

223 Pelican Street *2476 Gage Rd*
Klamath Falls, OR ~~97601~~ *97603*

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

William E. Adams

223 Pelican Street

Klamath Falls, OR ~~97601~~

Same as Above

File No.: 7021-1448077 (ALF)

Date: July 28, 2009

STATUTORY WARRANTY DEED

Paul B. McConnell, Jr., Grantor, conveys and warrants to **William E. Adams**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein: *W.L.A.*

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 **\$0.00**. (Here comply with requirements of ORS 93.030)

F-31-

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 18 day of August, 2009

Paul B McConnell Jr
Paul B McConnell Jr

STATE OF Oregon)
County of Klamath) ss.

This instrument was acknowledged before me on this 18 day of August, 2009
by **Paul B McConnell, Jr.**



Sarah Kness
Notary Public for Oregon

My commission expires: 10/16/2010

EXHIBIT A

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

PARCEL 1:

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH LIES NORTH ALONG THE SECTION LINE BETWEEN SECTIONS 19 AND 20, 1332 FEET TO A POINT ON THE 16TH SECTION LINE AND EAST ALONG THE 16TH SECTION LINE 618 FEET FROM THE SECTION CORNER COMMON TO SECTIONS 19, 20, 29 AND 30 IN TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN; THENCE CONTINUING ALONG THE 16TH SECTION LINE, 85 FEET; THENCE AT RIGHT ANGLES SOUTH 80 FEET; THENCE WEST PARALLEL WITH THE 16TH SECTION LINE 85 FEET; THENCE AT RIGHT ANGLES NORTH 80 FEET TO THE PLACE OF BEGINNING.

PARCEL 2:

BEGINNING AT A POINT WHICH IS NORTH 1332 FEET ON THE SECTION LINE BETWEEN SECTIONS 19 AND 20 AND EAST ON THE 16TH LINE 703 FEET FROM THE CORNER COMMON TO SECTIONS 19, 20, 29 AND 30 IN TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN; THENCE CONTINUING EAST ON THE 16TH SECTION LINE 50 FEET; THENCE SOUTH 80 FEET; THENCE WEST 50 FEET; THENCE NORTH 80 FEET TO THE PLACE OF BEGINNING, BEING A PORTION OF THE SOUTHWEST QUARTER SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.