

2009-011139

Klamath County, Oregon



00071292200900111390030036

08/19/2009 11:10:29 AM

Fee: \$31.00



THIS SPACE R

After recording return to:
Paul B McConnell Jr

Klamath Falls, OR 97601

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

File No.: 7021-1446863 (ALF)

Date: July 27, 2009

STATUTORY WARRANTY DEED

Rebecca K. Collins, Affiant in the Small Estate of Arlene M Buttler, Deceased No. 0902886CV, Klamath County, Grantor, conveys and warrants to **Paul B McConnell Jr**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein: *W. 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 **\$50,000.00**. (Here comply with requirements of ORS 93.030)

F31-

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 11 day of August, 20 09

Rebecca K. Collins
Rebecca K. Collins

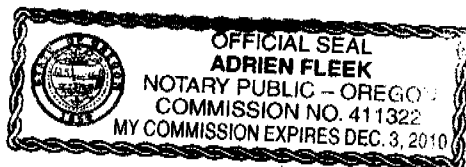
STATE OF Oregon)
County of Klamath) ss.

This instrument was acknowledged before me on this 11 day of August, 20 09
by **Rebecca K. Collins**.

Adrien Fleeck

Notary Public for Oregon

My commission expires: 12-3-10



APN: R440446

Statutory Warranty Deed
- continued

File No.: 7021-1446863 (ALF)
Date: 07/27/2009

EXHIBIT A

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

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

BEGINNING AT A POINT 30 FEET EAST AND 495 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SECTION 20, SAID POINT BEING ON THE EAST SIDE OF MONTELIUS STREET AS LOCATED AND ESTABLISHED; THENCE NORTH ALONG THE EAST SIDE OF MONTELIUS STREET A DISTANCE OF 130 FEET TO A POINT; THENCE EAST AND PARALLEL WITH THE SOUTH LINE OF SECTION 20 TO A POINT ON THE WEST LINE OF A TRACT OF LAND CONVEYED BY THEO. SIDES TO THE STATE OF OREGON FOR HIGHWAY RIGHT OF WAY, RECORDED JULY 11, 1955 IN VOLUME 276 PAGE 16, DEED RECORDS OF KLAMATH COUNTY, OREGON; THENCE SOUTHWESTERLY ALONG THE WEST LINE OF SAID RIGHT OF WAY TO A POINT WHICH IS ON A LINE RUNNING EASTERLY AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 20 FROM THE POINT OF BEGINNING OF THE DESCRIPTION; THENCE WEST ALONG SAID LINE TO THE POINT OF BEGINNING. EXCEPTING THAT PORTION CONVEYED TO THE STATE OF OREGON BY INSTRUMENT RECORDED AUGUST 05, 1958 IN VOLUME 301 PAGE 541, DEED RECORDS OF KLAMATH COUNTY, OREGON.