

NTC 85605-MS

THIS SPACE RES

2009-011820

Klamath County, Oregon



00072107200900118200020027

09/03/2009 11:23:07 AM

Fee: \$26.00

After recording return to:

Melissa J. Anderson

920 Applewood Street

Klamath Falls, OR 97603

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

Melissa J. Anderson

920 Applewood Street

Klamath Falls, OR 97603

Escrow No. MT85605-MS

Title No. 0085605

SWD

### STATUTORY WARRANTY DEED

**D & P Properties, an Oregon Partnership, who acquired title as D and P Properties, an Oregon Partnership, Grantor(s) hereby convey and warrant to Melissa J. Anderson, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon free of encumbrances except as specifically set forth herein:**

**SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

**2009-2010 Real Property Taxes a lien not yet due and payable.**

The true and actual consideration for this conveyance is **\$112,700.00**.

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, 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, CHAPTER 424, OREGON LAWS 2007.

Dated this 2nd day of Sep, 2009

D & P Properties, an Oregon Partnership

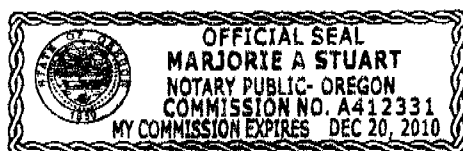
BY: [Signature]  
Kent L. Pederson, Partner

BY: [Signature]  
Phil Doddridge, Partner

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 9/2, 2009 by Kent L. Pederson and Phil Doddridge, as Members of D & P Properties, an Oregon Partnership,.



[Signature]  
(Notary Public for Oregon)

My commission expires 12/2010

26amt

## LEGAL DESCRIPTION

### "EXHIBIT A"

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That portion of Lots 47 and 48 of OLD ORCHARD MANOR in the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning at the Northeast corner of said Lot 48; thence South along the East line of said lot, 34.3 feet to a point; thence West parallel to the South line of said lot to a point which is 34.3 feet South of the Northwest corner of said lot; thence North along the West line of said Lot 48 and Lot 47 to a point which is 42.7 feet North of the Southwest corner of said Lot 47; thence East parallel to the South line of said Lot 47 to a point on the East line of said Lot 47 which is 42.7 feet North of the Southeast corner of said Lot 47; thence South along the East line of said lots to the point of beginning.