

NJC 85924

2009-011843
Klamath County, Oregon



RECORDING REQUESTED BY:
Fidelity National Title Company of Oregon

09/03/2009 03:10:09 PM

Fee: \$26.00

GRANTOR'S NAME:
Patricia R. Wafford

GRANTEE'S NAME:
Ronald Ganieany and Deborah Ganieany

SEND TAX STATEMENTS TO:
Ronald Ganieany and Deborah Ganieany

AFTER RECORDING RETURN TO:
Ronald Ganieany and Deborah Ganieany

31347 Camas Swale Road
Creswell, OR 97426

Escrow No: 4609010741-FTEUG03

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Patricia R. Wafford, Grantor, conveys and warrants to

Ronald Ganieany and Deborah Ganieany, as tenants by the entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Subject to and excepting:

Covenants, conditions, restrictions, easements, 2009-2010 real property taxes a lien but not yet payable.

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 (BALLOT MEASURE 49 (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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007 (BALLOT MEASURE 49 (2007)).

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$540,000.00. (See ORS 93.030)

DATED: August 28, 2009

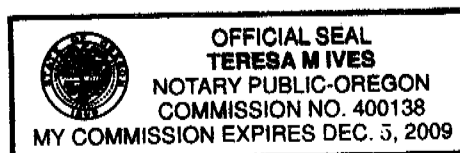
Patricia R. Wafford

State of OREGON

COUNTY of ~~Lane~~ *Deschutes*

This instrument was acknowledged before me on ~~SEPTEMBER~~ *August* 31, 2009, by PATRICIA R. WAFFORD.

Notary Public - State of Oregon
My commission expires:



26amt

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

The W1/2 N1/2 SW1/4 NE1/4 of Section 16, Township 24 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2:

The E1/2 N1/2 SW1/4 NE1/4 of Section 16, Township 24 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 3:

The SE1/4 SW1/4 NE1/4 and SE1/4 NE1/4 of Section 16, Township 24 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 4:

The SW1/4 W1/2 S1/2 NE1/4 of Section 16, Township 24 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Together with the following personal property thereon:

Freezer, woodstove, propane heaters, stove, refrigerator, microwave, pellet stove, bar, washer, dryer, cougar, 2 chairs, couch, love seat, water troughs, window blinds, all taxidermy, Chinese laundry, Wells Fargo office, 2 propane tanks, 2 solar systems, gates, feeder, and water tanks.