

2009-011953

Klamath County, Oregon



THIS SPAC



09/08/2009 11:31:57 AM

Fee: \$26.00

After recording return to:
Charles W. Anderson
1037 Laurel Street
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Charles W. Anderson
1037 Laurel Street
Klamath Falls, OR 97601

File No.: 7021-1450470 (ALF)
Date: July 29, 2009

STATUTORY WARRANTY DEED

Bulah J. Gowdy, Grantor, conveys and warrants to **Charles W. Anderson**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein: CP

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

A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS 1,564 FEET EAST AND 280 FEET SOUTH OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, AND RUNNING THENCE EAST 105 FEET, NORTH 50 FEET, WEST 105 FEET, AND SOUTH 50 FEET TO THE POINT OF BEGINNING.

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 **\$68,250.00**. (Here comply with requirements of ORS 93.030)

F24-

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 3 day of September, 2009

Bulah J. Gowdy
Bulah J. Gowdy

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 3 day of September, 2009
by **Bulah J. Gowdy**.

Adrien Fleeck

Notary Public for Oregon
My commission expires:

12-3-10

