

2009-012183
Klamath County, Oregon



00072540200900121830040048

09/11/2009 03:14:17 PM

Fee: \$36.00



After recording return to:
Randall Miles Jarvis
1825 Daywood Court
Yuba City, OR 97591

Until a change is requested all tax statements
shall be sent to the following address:
Randall Miles Jarvis
1825 Daywood Court
Yuba City, OR 97591

File No.: 7021-1466119 (DMC)
Date: September 09, 2009

THIS SPA

STATUTORY WARRANTY DEED

Janet K. Kadlecik as to Parcel 1 and Janet K. Kadlecik, or her successor Trustee, as Trustee under that Declaration of Trust dated September 29, 2004 as to Parcel 2, Grantor, conveys and warrants to **Randall Miles Jarvis**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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.
2. The **2009-2010** Taxes, a lien not yet payable.

The true consideration for this conveyance is \$. (Here comply with requirements of ORS 93.030)

F361

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 10 day of SEPTEMBER, 2009.

Janet K. Kadlecik
Janet K. Kadlecik

Janet K. Kadlecik, or her successor Trustee,
as Trustee under that Declaration of Trust
dated Sept. 29, 2004

Janet K. Kadlecik
Janet K. Kadlecik, Trustee

STATE OF California)
)ss.
County of San Diego)

This instrument was acknowledged before me on this 10 day of Sept., 2009
by **Janet K. Kadlecik as an individual and as trustee of the Declaration of Trust dated Sept. 29 2004.**

Jessica Moreno

Notary Public for California
My commission expires: Jan. 20, 2013

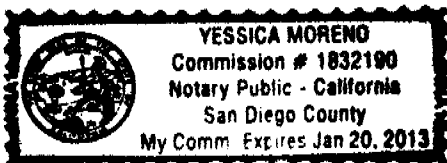


EXHIBIT A

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

PARCEL 1:

THE NORTH 160 FEET OF THE FOLLOWING TRACT OF LAND:

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, LYING WESTERLY OF THAT CERTAIN EASEMENT DESCRIBED IN VOLUME M72 PAGE 4568, AND EXCEPTING THEREFROM THE FOLLOWING:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 14, THENCE SOUTH ALONG THE SECTION LINE BETWEEN SECTIONS 14 AND 15 TO THE SOUTHEAST CORNER OF LOT 2 IN BLOCK 1 OF WOODLAND PARK; THENCE DUE EAST TO THE WEST LINE OF PROPERTY DEEDED TO JOHN SCHOONOVER BY DEED RECORDED IN VOLUME M69 PAGE 5721, DEED RECORDS; THENCE NORTHWESTERLY TO A POINT ON THE NORTH LINE OF SECTION 14; THENCE WESTERLY A DISTANCE OF 60 FEET TO THE POINT OF BEGINNING.

ALL IN TOWNSHIP 34 SOUTH, RANGE 7, EAST OF THE WILLAMETTE MERIDIAN.

PARCEL 2:

LOT 3, BLOCK 1 OF WOODLAND PARK, TOGETHER WITH AN UNDIVIDED 1/88TH INTEREST IN TWO PARCELS SITUATED IN GOVERNMENT LOTS 1 AND 2, SECTION 15, TOWNSHIP 34 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

1: (RIVERLOTS)

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 15, TOWNSHIP 34 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN AND RUNNING; THENCE ALONG THE NORTH LINE OF SAID SECTION NORTH 89°42'15" EAST 400 FEET; THENCE SOUTH 62.42 FEET; THENCE SOUTH 46°57'20" WEST 408.82 FEET TO THE NORTHEASTERLY BANK OF THE WILLIAMSON RIVER; THENCE FOLLOWING SAID RIVER BANK NORTH 37°53'20" WEST 136.90 FEET; THENCE 16°33' WEST 60.98 FEET TO THE WEST LINE OF SECTION 15; THENCE NORTHERLY ON SAID SECTION LINE 178.92 FEET TO THE POINT OF BEGINNING.

2: (RIVERLOTS)

APN: R190527

Statutory Warranty Deed
- continued

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Date: 09/09/2009

BEGINNING AT THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 34 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN AND RUNNING THENCE NORTH 89°42'15" EAST 400.00 FEET ALONG THE NORTH LINE OF SAID SECTION 15; THENCE SOUTH 62.42 FEET; THENCE SOUTH 50°43'50" EAST 453.16 FEET; THENCE SOUTH 76°17'30" EAST 886.79 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 35°56'30" WEST 446.55 FEET TO A POINT ON THE NORTHEASTERLY BANK OF WILLIAMSON RIVER; THENCE SOUTH 45°32'20" EAST 84.00 FEET; THENCE NORTH 44°52'10" EAST 411.58 FEET; THENCE NORTH 34°25'40" WEST 156.01 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.