

2009-012188

Klamath County, Oregon



00072545200900121880030035

09/11/2009 03:31:25 PM

Fee: \$31.00



THIS SPACE

After recording return to:
John Loy Uding
87678 Hwy 101
Florence, OR 97439

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

John Loy Uding
87678 Hwy 101
Florence, OR 97439

File No.: 7193-1461686 (CSK)

Date: September 10, 2009

STATUTORY WARRANTY DEED

Arthur Harold Levasseur, an individual, Grantor, conveys and warrants to **John Loy Uding and Linda L. Uding, husband and wife as tenants by the entirety**, 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 **\$35,000.00**. (Here comply with requirements of ORS 93.030)

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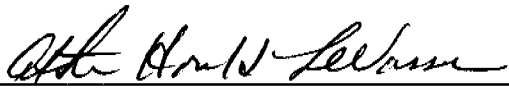
APN: **R881627**

Statutory Warranty Deed
- continued

File No.: **7193-1461686 (CSK)**
Date: **09/10/2009**

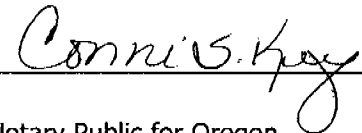
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS 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 10th day of September, 2009.


Arthur Harold Levasseur

STATE OF Oregon)
County of Lane)ss.
)

This instrument was acknowledged before me on this 10 day of September, 2009
by **Arthur Harold Levasseur**.



Notary Public for Oregon
My commission expires:

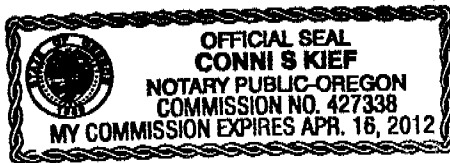


EXHIBIT A

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

ALL THAT PORTION OF PARCEL 1 AS SHOWN ON PARTITION NO. LP61-96/CURBOW, FILED IN VOLUME 3 OF PARTITION PLATS IN THE KLAMATH COUNTY CLERK'S OFFICE, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 24 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

TOGETHER WITH A PORTION OF PARCEL 2 AS SHOWN ON PARTITION NO. LP 61-96/CURBOW, FILED IN VOLUME 3 OF PARTITION PLATS IN THE KLAMATH COUNTY CLERK'S OFFICE, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 24 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 2; THENCE NORTH 00° 07' 39" EAST ALONG THE WESTERLY LINE OF SAID PARCEL 2, A DISTANCE OF 100.00 FEET; THENCE SOUTH 89° 31' 03" EAST PARALLEL WITH THE SOUTHERLY LINE OF SAID PARCEL 2, A DISTANCE OF 205.00 FEET TO THE WEST LINE OF A 30.00 FOOT WIDE EASEMENT FOR ROAD AND UTILITY PURPOSES; THENCE CONTINUING SOUTH 89° 31' 03" EAST 15.00 FEET TO THE CENTERLINE OF SAID EASEMENT; THENCE SOUTH 00° 07' 29" WEST ALONG SAID EASEMENT CENTERLINE, 100.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 2; THENCE NORTH 89° 31' 03" WEST ALONG THE SOUTHERLY LINE OF SAID PARCEL 2, A DISTANCE OF 15.00 FEET TO THE WEST LINE OF SAID EASEMENT; THENCE CONTINUING NORTH 89° 31' 03" WEST ALONG THE SOUTH LINE OF SAID PARCEL 2, A DISTANCE OF 205.00 FEET TO THE TRUE POINT OF BEGINNING.