

NOTE 85748-MS

THIS SPACE RE

2009-012435

Klamath County, Oregon



00072843200900124350030039

09/18/2009 03:18:08 PM

Fee: \$31.00

After recording return to:

Steven E. Horton

6416 Paint Horse Way

Klamath Falls, OR 97601

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

Steven E. Horton

6416 Paint Horse Way

Klamath Falls, OR 97601

Escrow No. MT85748-MS

Title No. 0085748

SWD

### STATUTORY WARRANTY DEED

**Jonas St. John and Sarah P. St. John, as tenants by the entirety, Grantor(s)** hereby convey and warrant to **Steven E. Horton and Lori A. Horton, as tenants by the entirety, 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**

FOR INFORMATION PURPOSES ONLY, THE FOLLOWING IS INCLUDED:

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 **\$309,000.00.**

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.

31Awt

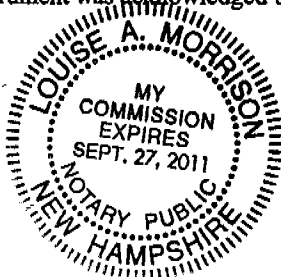
Dated this 16<sup>th</sup> day of September, 2009

[Signature]  
Jonas St. John

[Signature]  
Sarah P. St. John

State of ~~Oregon~~ New Hampshire  
County of ~~KLAMATH~~ Hillsborough

This instrument was acknowledged before me on Sept. 16, 2009 by Jonas St. John and Sarah P. St. John.



[Signature]  
(Notary Public for ~~Oregon~~)

My commission expires 9-27-11

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot 16 of Tract 1325 "SILVER RIDGE ESTATES 1st ADDITION", according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM that part described as follows:

Commencing at the Northeast corner of Lot 17 of said Tract 1325; thence South 88 ° 05' 08" West, a distance of 192.93 feet to a point and the true point of beginning of this description; thence North 85° 24' 17" West, a distance of 435.13 feet; thence South 89° 54' 03" West, a distance of 269.23 feet; thence South 00° 19' 05" East, a distance of 575.97 feet; thence South 90° 00' 00" East, a distance of 322.66 feet; thence North 00° 00' 00" East, a distance of 134.13 feet; thence North 90° 00' 00" East, a distance of 357.09 feet; thence North 04° 06' 05" West, a distance of 233.27 feet; thence North 60° East, a distance of 70.05 feet; thence North 09° 51' 21" West a distance of 142.63 feet to the point of beginning.