

2009-013663

Klamath County, Oregon



00074307200900136630020023

10/20/2009 02:31:13 PM

Fee: \$42.00

After Recording Return to:

JOHN L. CORRIGAN

48203 Highway 101

Langlois, OR. 97450

Until a change is requested all tax statements

Shall be sent to the following address:

JOHN L. CORRIGAN

48203 Highway 101

Langlois, OR. 97450

ATE 67177

WARRANTY DEED

(INDIVIDUAL)

DIANA TALBOT, herein called grantor, convey(s) to JOHN L. CORRIGAN, herein called grantee, all that real property situated in the County of KLAMATH COUNTY, State of Oregon, described as:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION

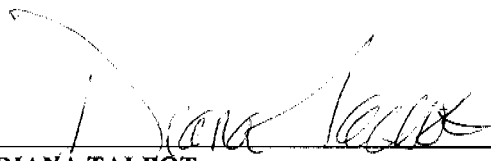
and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$85,000.00.
(here comply with the requirements of ORS 93.930)

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. 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, 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.

Dated October 13, 2009.


DIANA TALBOT

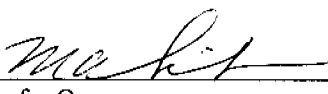
STATE OF OREGON, County of KLAMATH) ss.

On October 15, 2009 personally appeared the above named DIANA TALBOT and acknowledged the foregoing instrument to be her voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 67177MS

Before me: 
Notary Public for Oregon
My commission expires: 3/10/2013

Official Seal



42 ATE

Exhibit A

A parcel of land situate in Tract 36, MERRILL TRACTS, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at the Northwest corner of the S 1/2 of said Tract 36; thence East along the North line of the S 1/2 of said Tract 36, 116.075 feet to the true point of beginning; thence continuing East along said North line 116.075 feet, more or less, to a point; thence South parallel to the West line of Tract 36 132.5 feet to a point; thence West parallel to the North line of Tract 36 116.075 feet, more or less, to a point; thence North parallel to the West line of Tract 36, 132.5 feet, more or less, to the point of beginning.

CODE: 228 MAP: 4110-002DC TL: 03500 KEY: 122307