



00074401200900137390030033

10/22/2009 03:02:35 PM

Fee: \$47.00



THIS SPA

After recording return to:
Marco A. Ramirez Lopez and Martha
A. Gallardo Ramirez
4635 Darwin Place
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Marco A. Ramirez Lopez and Martha A.
Gallardo Ramirez
4635 Darwin Place
Klamath Falls, OR 97603

File No.: 7021-1464423 (DMC)
Date: September 03, 2009

STATUTORY WARRANTY DEED

Bobby R. Hartley and Sandra K. Hartley, husband and wife, Grantor, conveys and warrants to **Marco A. Ramirez Lopez and Martha A. Gallardo Ramirez 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 **\$165,850.00**. (Here comply with requirements of ORS 93.030)

247

APN: R577085

Statutory Warranty Deed
- continued

File No.: 7021-1464423 (DMC)
Date: 09/03/2009

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 21 day of October, 2009.

Bobby R. Hartley By Sandra K. Hartley
Bobby R. Hartley by Sandra K. Hartley as
Attorney In Fact Attorney in Fact

Sandra K. Hartley
Sandra K. Hartley

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 21 day of October, 2009
by **Bobby R. Hartley and Sandra K. Hartley.**



Sarah Kness
Dori Crain Sarah Kness
Notary Public for Oregon
My commission expires: November 7, 2009
October 16, 2010

EXHIBIT A

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

A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE WESTERLY RIGHT OF WAY LINE OF SUMMERS LANE WHICH LIES SOUTH 0° 10' EAST ALONG THE SECTION LINE A DISTANCE OF 310.4 FEET AND NORTH 88° 39' WEST A DISTANCE OF 30 FEET, FROM THE IRON AXLE WHICH MARKS THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN; THENCE SOUTH 0° 10' EAST ALONG THE WESTERLY LINE OF SUMMERS LANE A DISTANCE OF 10 FEET TO A POINT; THENCE NORTH 88° 39' WEST A DISTANCE OF 165.4 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH 88° 39' WEST A DISTANCE OF 110 FEET TO A POINT; THENCE SOUTH 0° 10' EAST PARALLEL TO THE SAID SECTION LINE A DISTANCE OF 70 FEET TO AN IRON PIN; THENCE SOUTH 88° 39' EAST A DISTANCE OF 110 FEET TO A POINT; THENCE NORTH 0° 10' WEST PARALLEL TO SAID SECTION LINE A DISTANCE OF 70 FEET TO THE POINT OF BEGINNING.