

2009-013816

Klamath County, Oregon



10/26/2009 11:32:37 AM

Fee: \$42.00



After recording return to:
James B Hill
5789 Homedale Road
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
James B Hill
5789 Homedale Road
Klamath Falls, OR 97603

File No.: 7021-1471673 (ALF)
Date: September 18, 2009

STATUTORY WARRANTY DEED

JH
William Ganong Successor Trustee of the Mac Millan Living Trust, Grantor, conveys and warrants to **James B Hill**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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

A TRACT OF LAND SITUATED IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN WHICH IS SOUTH A DISTANCE OF 1099.3 FEET AND NORTH 89° 37' EAST A DISTANCE OF 30.0 FEET FROM THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14, AND WHICH POINT LIES ON THE EAST BOUNDARY OF HOMEDALE ROAD; THENCE NORTH 89° 37' EAST A DISTANCE OF 431.3 FEET TO AN IRON PIN; THENCE SOUTH PARALLEL WITH HOMEDALE ROAD A DISTANCE OF 202.0 FEET TO AN IRON PIN; THENCE SOUTH 89° 37' WEST A DISTANCE OF 431.3 FEET TO AN IRON PIN ON THE EAST BOUNDARY OF HOMEDALE ROAD; THENCE NORTH ALONG SAID EAST BOUNDARY OF HOMEDALE ROAD A DISTANCE OF 202.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. LESS AND EXCEPT THAT PORTION DEEDED TO KLAMATH COUNTY ON OCTOBER 17, 1975 IN VOLUME M75 PAGE 12950, RECORDS OF KLAMATH COUNTY, OREGON, FOR ROAD PURPOSES.

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.

The true consideration for this conveyance is **\$141,000.00**. (Here comply with requirements of ORS 93.030)

APN: R575354

Statutory Warranty Deed
- continued

File No.: 7021-1471673 (ALF)
Date: 09/18/2009

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 23rd day of October, 2009.

William Ganong Successor Trustee of the
Mac Millan Living Trust

William Ganong Trustee
William Ganong, Trustee

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 23 day of October, 2009
by as of William Ganong Successor Trustee of the Mac Millan Living Trust, on behalf of the

Adrien Fleeck
Notary Public for Oregon
My commission expires: 12-31-10

