

WTC 86265-SH

THIS SPACE

2009-014206

Klamath County, Oregon



00074944200900142060020029

11/03/2009 03:05:40 PM

Fee: \$42.00

After recording return to:

KLAMATH COUNTY ROAD DEPARTMENT

305 MAIN STREET

KLAMATH FALLS, OR 97601

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

KLAMATH COUNTY ROAD DEPARTMENT

305 MAIN STREET

KLAMATH FALLS, OR 97601

Escrow No. MT86265-SH

Title No. 0086265

SWD

STATUTORY WARRANTY DEED

JOHN J. SPILLANE and PATRICIA A. SPILLANE, as tenants by the entirety, Grantor(s) hereby convey and warrant to KLAMATH COUNTY ROAD DEPARTMENT, 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

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:

The true and actual consideration for this conveyance is \$220,000.00.

IT IS THE INTENT OF THIS DOCUMENT TO CONVEY FEE TITLE

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.

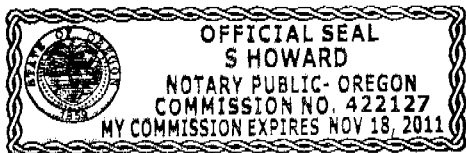
Dated this 29 day of Oct 2009.

JOHN J. SPILLANE

PATRICIA A. SPILLANE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Oct 29, 2009 by JOHN J. SPILLANE and PATRICIA A. SPILLANE.



S Howard
(Notary Public for Oregon)

My commission expires 11-18-11

420m8

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the SE1/4 SE1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin on the East boundary of Homedale Road, said point being North 89°48' East a distance of 30 feet and South 0°10' East a distance of 30 feet from the Northwest corner of the SE1/4 SE1/4 of said Section 14; thence South 0°10' East along the East boundary of Homedale Road a distance of 132.0 feet to an iron pin; thence North 89°48' East a distance of 350.0 feet to an iron pin; thence North 0°10' West parallel with Homedale Road a distance of 132.0 feet to an iron pin; thence South 89°48' West a distance of 350.0 feet, more or less, to the point of beginning.