

WTC 86387-DS

THIS SPAC

2009-014291  
Klamath County, Oregon



11/05/2009 03:25:14 PM

Fee: \$42.00

After recording return to:  
CHARLES S. SULLIVAN  
37709 Hwy 97 N  
Chiloquin, OR 97624

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

CHARLES S. SULLIVAN  
37709 Hwy 97 N  
Chiloquin, OR 97624

Escrow No. MT86387-DS  
Title No. 0086387  
SWD

### STATUTORY WARRANTY DEED

**KENNETH W. TALLEY and CHRISTINE A. TALLEY, as tenants by the entirety, Grantor(s)** hereby convey and warrant to **CHARLES S. SULLIVAN, 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:

The N1/2 N1/2 of Government Lot 26, lying East of the Highway 97, in Section 4, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and the South 500 feet of Government Lot 21 lying East of Highway 97 in Section 4, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

**THE GRANTORS HEREIN RESERVE FOR THEIR BENEFIT AN EASEMENT FOR INGRESS AND EGRESS BEING 12 FEET IN WIDTH RUNNING NORTH AND SOUTH PARALLELING HIGHWAY 97 ALONG THE WEST FENCE LINE.**

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 **\$50,000.00**.

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.

429mt

Dated this 4 day of Nov., 2009.

Kenneth W. Talley  
KENNETH W. TALLEY

Christine Talley  
CHRISTINE A. TALLEY

STATE OF CALIFORNIA

SS.  
COUNTY OF MADERA

On November 4, 2009, 2009 before me, Bonnie K. Brazil personally appeared KENNETH W. TALLEY and CHRISTINE A. TALLEY ~~personally known to me~~ (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity(ies), and that by their signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Bonnie K. Brazil

