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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Rodney and Donna Detrick

2009-015770

Klamath County, Oregon



00076778200900157700020029

Grantor's Name and Address

Randall and Bonnie Turner

21920 Adams Pt. Rd

Malin, OR 97632

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Randall and Bonnie Turner

21920 Adams Pt. Rd.

Malin, OR 97632

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Randall and Bonnie Turner

21920 Adams Pt. RD.

Malin, OR 97632

SPACE RESE
FOR
RECORDEF

12/15/2009 03:24:05 PM

Fee: \$42.00

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Rodney O. Detrick and Donna L. Detrick, as tenants by the entirety

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Randall L. Turner and Bonnie S. Turner, as tenants by the entirety

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Remaining 1% interest in property described in Exhibit "A" attached hereto and made a part of this reference and previously conveyed in Deed recorded 12/29/06 in 2006-025552, Klamath County, Oregon

Reserving unto Grantor the Life Estate recorded 1/02/2007, in 2007-00021, Klamath County, Oregon

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): those of record

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0-. However, the actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on December 15, 2009; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Rodney O. Detrick

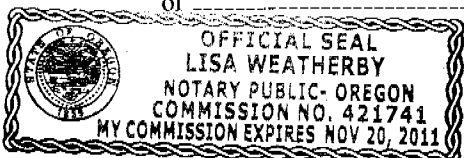
Donna L. Detrick

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on December 15, 2009, by Rodney O. Detrick and Donna L. Detrick

This instrument was acknowledged before me on

by
as
of



Lisa Weatherby
Notary Public for Oregon
My commission expires 11/20/2011

12Auct

EXHIBIT "A"
LEGAL DESCRIPTION

The SE1/4 and S1/2 of NE1/4 of Section 3, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon:

EXCEPTING THEREFROM that portion conveyed to Louie M. Lyon, et ux, by deed recorded in Volume 328, page 62, Deed Records of Klamath County, Oregon, described as follows:

Commencing at the NE corner of the SE1/4 of the NE1/4 of Section 3, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon; thence South along the East line of said section a distance of 1305 feet; thence West parallel with the North line of said quarter section a distance of 425 feet; thence North parallel with the East line of said Section a distance of 1305 feet; thence along the North line of said quarter section a distance of 425 feet to the point of beginning;

AND ALSO EXCEPT the following parcel:

Beginning at a 5/8 inch iron pin at the intersection of the county roads marking the East 1/4 corner of Section 10, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon; thence North 00° 02' 50" East 2643.30 feet to the intersection of the county road from the South and East marking the Southeast corner of said Section 3; thence North 07° 40' 53" West 871.59 feet to a point on the Westerly right-of-way line of the U.S.B.R. D-13 Lateral marking the true point of beginning of this description; thence North 02° 52' 10" East along the Westerly right-of-way line of said lateral 290.40 feet; thence North 87° 07' 50" West perpendicular to said right-of-way line 150.00 feet; thence South 02° 52' 10" West parallel to the said right-of-way line 290.40 feet; thence South 87° 07' 50" East 150.00 feet to the true point of beginning.

AND ALSO EXCEPTING THEREFROM a triangular piece of land in the E1/2 SE1/4 of said Section 3 and more particularly described as follows:

Beginning at the Northeast corner of the SE1/4 of Section 3; thence South on the section line between Sections 2 and 3 to the Southeast corner of Section 3; thence West 125 feet; thence Northeasterly to the place of beginning.

AND EXCEPTING THEREFROM those portions thereof in ADAMS POINT ROAD and the USBR "D" Canal.

AMERITITLE, has recorded this
instrument by request as an accommodation only,
and has not examined it for regularity and sufficiency
or as to its effect upon the title to any real property
that may be described therein.