

WTC 86131-MS

THIS SPACE

2009-016278

Klamath County, Oregon



12/30/2009 03:53:43 PM

Fee: \$42.00

After recording return to:

Eric L. Mockridge

34106 Mc Cartie Lane

Bonanza, OR 97623

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

Eric L. Mockridge

34106 Mc Cartie Lane

Bonanza, OR 97623

Escrow No. MT86131-MS

Title No. 0086131

SWD

STATUTORY WARRANTY DEED

^{SUE}
Karen ~~S.~~ Curry and George Walter Curry not as tenants in common, but with right of survivorship, Grantor(s) hereby convey and warrant to Eric L. Mockridge and Barbara Ann Mockridge, as tenants by the entirety, 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:


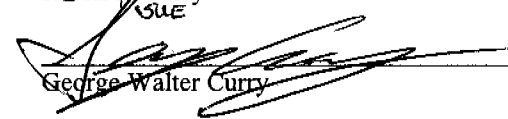
SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 **\$725,000.00**.

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.

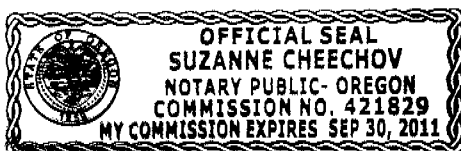
Dated this 23rd day of Dec, 2009


Karen S. Curry
^{SUE}

George Walter Curry

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Dec 23rd, 2009 by Karen ^{SUE} Curry and George Walter Curry.


(Notary Public for Oregon)



My commission expires 9/30/2011

42amt

EXHIBIT "A"
LEGAL DESCRIPTION

All of Lots 10, 11 and 12, Riverside Tracts in Section 13, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, lying North of the County Road.

That portion of the S1/2 NE1/4 of Section 14, Township 39 South, Range 11 East of the Willamette Meridian, and that portion of Lots 8 and 9 of Riverside Tracts lying North of the Bonanza-Langell Valley Road in Sections 11 and 14, Township 39 South, Range 11 East of the Willamette Meridian.

Excepting therefrom that portion of Lot 8, described as follows:

From the section corner of Sections 10, 11, 14 and 15, Township 39 South, Range 11 East of the Willamette Meridian, South 536.5 feet and East 3269.2 feet to the point in the Northeasterly right of way line of the Bonanza-Langell Valley Road and the true point of beginning; thence Northeasterly a distance of 706.0 feet North 21°49' East to the South bank of Lost River; thence Northwesterly along the South bank of Lost River to a point on the West line of the SE1/4 SW1/4 of Section 11; thence Southerly along the West line of SE1/4 SW1/4 of Section 11, a distance of 82.0 feet to the North side of Bonanza-Langell Valley Road; thence Southeasterly on the North and East side and parallel to the center line of Bonanza-Langell Valley Road as now located and constructed to the point of beginning.

Reserving therefrom a 10 foot easement along the East boundary of Lot 12 for the installation of irrigation pipe.