

NR 82679-DS

2009-016294

Klamath County, Oregon

RETURN TO:  
Brandsness, Brandsness & Rudd, P.C.  
411 Pine Street  
Klamath Falls, OR 97601

MAIL TAX STATEMENTS:  
Corby G. and Colleen C. Riley  
P. O. Box 184  
Chemult, OR 97731



00077393200900162940030039

12/31/2009 11:30:55 AM

Fee: \$47.00

- WARRANTY DEED -

South Valley Bank & Trust, an Oregon banking corporation, Grantor, conveys and warrants to Corby G. Riley and Colleen C. Riley, husband and wife, Grantee, the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth herein:

See Exhibit "A" attached hereto

SUBJECT TO AND EXCEPTING: All recorded liens and encumbrances and those apparent upon the land; covenants, declarations and restrictions; taxes and assessments, including but not limited to those attached Exhibit "B."

The true and actual consideration for this transfer is \$256,000.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 30th day of December, 2009.

SOUTH VALLEY BANK & TRUST

By William E. Castle  
Name: William E. Castle  
Title: President

STATE OF OREGON            )  
                                  )   ss.  
County of Klamath        )

Personally appeared before me this 30th day of December, 2009, the above-named William E. Castle as President of South Valley Bank & Trust and acknowledged the foregoing instrument to be its voluntary act.



Kristi L. Redd  
Notary Public for Oregon  
My Commission expires: 11/16/2011

47Amt

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**Parcel 1:**

Lots 1, 2, 3 and 4 in Block 1, ORIGINAL TOWNSITE OF CHEMULT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

**Parcel 2:**

Commencing at the Northwest corner of Block 8, ORIGINAL TOWNSITE OF CHEMULT on the Easterly line of the Dalles-California Highway No. 97; thence in a Southerly direction and parallel along said highway a distance of 50 feet; thence at right angles to said highway in an Easterly direction, a distance of 150 feet; thence at right angles in a Northerly direction and parallel to said highway, a distance of 50 feet to the Southerly boundary of First Street; thence at right angles along the Southerly boundary of First Street to the point of beginning; and being part and portion of the W1/2 SW1/4 of Section 21, Township 27 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

**EXHIBIT "B" TO WARRANTY DEED**

a. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

b. An easement created by instrument, subject to the terms and provisions thereof,

Dated: August 27, 1979

Recorded: October 23, 1979

Volume: M79, page 24920, Microfilm Records of Klamath County, Oregon

In favor of: Telephone Utilities of Eastern Oregon (Affects Parcel 1)

c. An easement created by instrument, subject to the terms and provisions thereof,

Dated: May 12, 1983

Recorded: September 13, 1983

Volume: M83, page 15593, Microfilm Records of Klamath County, Oregon

In favor of: Telephone Utilities of Eastern Oregon

d. Easement and Agreement for Water, subject to the terms and provisions thereof;

Dated: April 11, 1984

Recorded: April 23, 1984

Volume: M84, page 6651, Microfilm Records of Klamath County, Oregon

By and Between: Rutherford John Burkett and Mary Ann Burkett and Ethel Jessup

e. An easement created by instrument, subject to the terms and provisions thereof,

Dated: August 5, 1991

Recorded: August 6, 1991

Volume: M91, page 15342, Microfilm Records of Klamath County, Oregon

In favor of: Crescent Oil Co., Inc.

f. Easement as disclosed by Warranty Deed, created by instrument, subject to the terms and provisions thereof;

Dated: January 14, 1991

Recorded: January 24, 1991

Volume: M91, page 1589 and M91, page 1590, Microfilm Records of Klamath County, Oregon

For: A nonexclusive perpetual easement over and across Lot 4 of Block 1 for the following

Purpose: Access to said Lots 5 and 6 from US Highway No. 97 and parking of vehicles.

g. An easement created by instrument, subject to the terms and provisions thereof,

Dated: May 20, 1949

Recorded: May 11, 2000

Volume: M00, page 17085, Microfilm Records of Klamath County, Oregon

In favor of: Midstate Electric Cooperative, Inc.

For: Anchors and Tree-Trimming

h. An easement created by instrument, subject to the terms and provisions thereof,

Dated: February 13, 2001

Recorded: February 22, 2001

Volume: M01, page 7132, Microfilm Records of Klamath County, Oregon

In favor of: State of Oregon, by and through its Department of Transportation

For: Permanent slope easement