

UTC 86771-KR

THIS SPACE R

2010-000187

Klamath County, Oregon



01/06/2010 11:30:30 AM

Fee: \$37.00

After recording return to:

Don Purio Development Company, LLC, an  
Oregon Limited Liability Company  
3245 Homedale Road  
Klamath Falls, OR 97603

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

Don Purio Development Company, LLC, an  
Oregon Limited Liability Company  
3245 Homedale Road  
Klamath Falls, OR 97603

Escrow No. MT86771-KR

Title No. 0086771

SWD

### STATUTORY WARRANTY DEED

**Karen K. McKinney**, Grantor(s) hereby convey and warrant to **Don Purio Development Company, LLC, an Oregon Limited Liability Company**, 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:

#### LEGAL DESCRIPTION

All that portion of Government Lot 8 of Section 29, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the Southeast corner of that property described in Volume 187, page 531, Deed Records of Klamath County, Oregon, said point being described as being 600 feet West of the Southeast corner of the SW1/4 SE1/4 of Section 29, Township 39 South, Range 10 East of the Willamette Meridian; thence North 0°08' West 60.00 feet to a point on the North boundary of Hill Road for the true point of beginning; thence South 89°52' West along the North boundary of Hill Road 470.00 feet; thence North 262.35 feet to the South boundary of the irrigation canal; thence Easterly along said canal boundary to a 1/2 inch iron pin located North 0°08' West from the true point of beginning; thence South 0°08' East 228.35 feet to the true point of beginning.

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 **\$34,000.00**.

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 28<sup>th</sup> day of December, 2009.

X Karen K. McKinney  
Karen K. McKinney

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on December 28, 2009 by Karen K. McKinney.



Kristi L. Redd  
(Notary Public for Oregon)  
My commission expires 11/16/2011

37. Amt