

After recording, please return to:
Klamath County Public Works
305 Main Street
Klamath Falls, OR 97601

2010-000279

Klamath County, Oregon



00077753201000002790040046

01/08/2010 03:04:53 PM

Fee: \$52.00

Until a change is requested, all tax
statements shall be sent to:

Klamath County Public Works
305 Main Street
Klamath Falls, OR 97601

1st 1408678

WARRANTY DEED

ALBERT LETSCH AND BERNETHA LETSCH, TRUSTEES OF THE LETSCH REVOCABLE LIVING TRUST, Grantors, conveys and warrants to **KLAMATH COUNTY**, a political subdivision of the State of Oregon, Grantee, fee title to all that certain real property situated in the County of Klamath and State of Oregon and being more particularly described as follows, to wit:

SUBJECT PARCEL

Described on the attached Exhibit "A".

FREE OF ALL encumbrances, except for easements, conditions and restrictions of record.

IT IS THE INTENT OF THIS DOCUMENT TO CONVEY FEE TITLE.

The true consideration for this conveyance is **\$25,400.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHT, 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.

F52-

IN WITNESS WHEREOF, the above named Grantors, have caused this instrument to be signed.

Dated this 16th day of December, 20 09.

Albert Letsch

Albert Letsch, Trustee of the Letsch Revocable
Living Trust

State of Oregon
County of Klamath

This instrument was acknowledged before me on December 16, 2009 by Albert Letsch as
Trustee of The Letsch Revocable Living Trust.



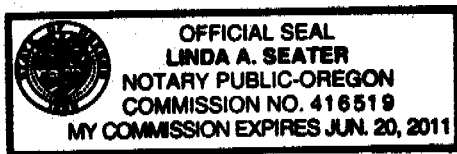
[Signature]
Notary Public for Oregon
My commission expires: June 20, 2011

Bernetha Letsch

Bernetha Letsch, Trustee of the Letsch Revocable
Living Trust

State of Oregon
County of Klamath

This instrument was acknowledged before me on December 16, 2009 by Bernetha Letsch as
Trustee of The Letsch Revocable Living Trust.



[Signature]
Notary Public for Oregon
My commission expires: June 20, 2011

EXHIBIT "A"

LETSCH PROPERTY

A parcel of land, situated in the SE1/4 of the NE1/4 of Section 34, Township 38 South, Range 9 East, W.M., Klamath County, Oregon, for public road purposes over and across the northerly portion of Parcel 2 of Land Partition #3-06 and being more particularly described as follows:

Beginning at the Northeast corner of said Parcel 2; thence S 01° 05' 46" W along the east line of said Parcel 2 a distance of 27.13 feet; thence S 68° 15' 16" W a distance of 716.95 feet to the west line of said Parcel 2; thence N 00° 58' 08" E a distance of 10.84 feet to the Northwest corner of said Parcel 2; thence the following 3 courses along the southerly right of way line of Foothills Boulevard, N 68° 15' 16" E a distance of 115.22 feet, N 21° 44' 44" W a distance of 15.00 feet, and N 68° 15' 16" E a distance of 608.07 feet to the point of beginning. Said parcel contains +\-16,243.25 square feet. Bearings and distances for this description are based on Land Partition #3-06 (R.O.S. #7302) on file at the Klamath County Surveyor's Office.

VICINITY MAP FOR
LETSCH PROPERTY



N.T.S.

FOOTHILLS BLVD.

STEEN
SPORTS PARK

TO HOMEDALE ROAD

PROPOSED RIGHT OF WAY
AT LETSCH PROPERTY

UPLAND
WAY

