

2010-000435

Klamath County, Oregon



00077927201000004350020021

01/13/2010 11:46:25 AM

Fee: \$42.00

After Recording Return to:
TIMOTHY A. GROUNDS
4324 Barry
Klamath Falls, OR 97603
Until a change is requested all tax statements
Shall be sent to the following address:
SAME AS ABOVE
ATE 67460

WARRANTY DEED
(INDIVIDUAL)

BONNIE CHURCH, herein called grantor, convey(s) to **TIMOTHY A. GROUNDS**, herein called grantee, all that real property situated in the County of **KLAMATH COUNTY**, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof for legal description

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage except
Trust Deed dated March 27, 2009, Recorded March 31, 2009, Book 2009, Page 4561

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$130,000.00**.
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF 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, 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

Dated January 5, 2010.


BONNIE CHURCH

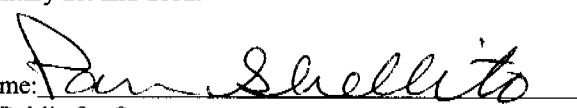
STATE OF OREGON, County of **Klamath**) ss.

On January 12, 2010 personally appeared the above named **BONNIE CHURCH** and acknowledged the foregoing instrument to be her voluntary act and deed.

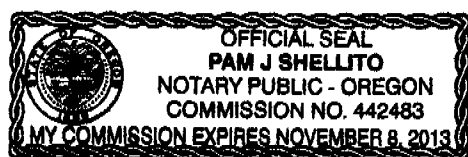
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 67460PS

Before me: 
Notary Public for Oregon
My commission expires:

Official Seal



ATE 42

EXHIBIT A

Lot 16, TONATEE HOMES, also the vacated portion of Lot 16 of Tonatee Homes, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the South line of Barry Avenue which lies 75.0 feet East of the Northwest corner of said Lot 16; thence continuing East 10.0 feet to an iron pin; thence South 0 degrees 21 feet East, a distance of 120.0 feet to an iron pin; thence West a distance of 10.0 feet to a point; thence North 0 degrees 21 feet West a distance of 120.0 feet to the point of beginning; said parcel of land being in the South half of the Southwest quarter of the Southwest quarter of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

CODE: 041 MAP:3909-011CC TL: 08700 KEY: 554527