



THIS

2010-003087
Klamath County, Oregon



00080996201000030870060064

03/09/2010 11:38:50 AM

Fee: \$62.00

After recording return to:

Ed Madden

3304 Crosby

Klamath Falls, OR 97601

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

Ed Madden

3304 Crosby

Klamath Falls, OR 97601

Escrow No. MT87188-KR

Title No. 0087188

SWD r.012910

STATUTORY WARRANTY DEED

Larry E. Smith and Beverly A. Hottman, as tenants in common, Grantor(s) hereby convey and warrant to Ed Madden, 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:

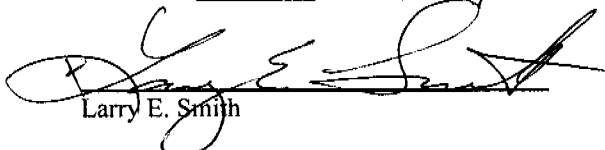
SEE ATTACHED EXHIBIT "A"

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 \$131,000.00.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 8th day of March, 2010.

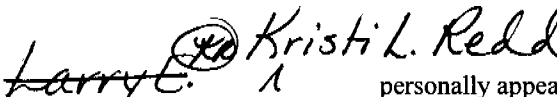

Larry E. Smith

Signed in Counterpart
Beverly A. Hottman

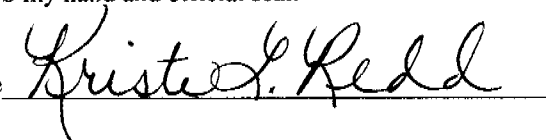
STATE OF Oregon

ss.

COUNTY OF Klamath

On March 8, 2010 before me,  Kristi L. Redd personally appeared Larry E. Smith personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he executed the same in authorized capacity(ies), and that by signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature 



6:20pm



After recording return to:

Ed Madden

3304 Crosby #5

Klamath Falls, OR 97601

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

Ed Madden

3304 Crosby #5

Klamath Falls, OR 97601

Escrow No. MT87188-KR

Title No. 0087188

SWD r.012910

STATUTORY WARRANTY DEED

Larry E. Smith and Beverly A. Hottman, as tenants in common, Grantor(s) hereby convey and warrant to **Ed Madden**, 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 ATTACHED EXHIBIT "A"

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 **\$131,000.00**.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 4th day of March 2010.

Signed in Counterpart

Larry E. Smith

Beverly A. Hottman

STATE OF CALIFORNIA

ss.

COUNTY OF _____

On _____, 2010 before me, _____ personally appeared **Beverly A. Hottman** personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that executed the same in authorized capacity(ies), and that by signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature _____



ACKNOWLEDGMENT

State of California

County of Sacramento

On 3-4-2010 before me, Tina Small, notary public
(here insert name and title of the officer)
personally appeared Beverly A. Hottman

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Tina Small



(Seal)

TINA SMALL
DMM. #1710396
RY PUBLIC - CALIFORNIA
RAMENTO COUNTY
EXPIRES DEC. 22, 2010

MGCT

EXHIBIT "A"

LEGAL DESCRIPTION

A tract of land situated in the SE1/4 of Section 11, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon being more particularly described as follows:

Beginning at the Southeast corner of said SE1/4 of Section 11; thence North 89°04'44" West on the South line of the said SE1/4, 2600.43 feet to the Southwest corner of said SE1/4; thence North 00°12'23" East on the West line of said SE1/4, 1980.60 feet; thence South 89°04'59" East, 1301.61 feet; thence North 00°14'48" East, 580.98 feet to the Southerly line of Schaupp Road; thence Southeasterly on said Southerly line the following courses and distances; on the arc of a 234.63 foot radius curve to the left 16.59 feet; North 89°30'20" East, 364.88 feet; on the arc of a 328.10 foot radius curve to the right, 256.16 feet; South 45°45'40" East, 612.83 feet; on the arc of a 220.99 foot radius curve to the left, 266.35 feet to the intersection of the Southerly line of Schaupp Road with the East line of said SE1/4; thence South 00°17'13" West on said East line, 2022.43 feet to the point of beginning.

EXCEPTING THEREFROM that portion lying within Parcels 1 and 2 of Land Partition 39-04 situated in the S1/2 and NE1/4 of Section 11, Township 40 South Range 11 East of the Willamette Meridian, Klamath County, Oregon.