

MTZ 87010-DS

THIS SPACE

2010-003828

Klamath County, Oregon



03/29/2010 03:42:13 PM

Fee: \$42.00

After recording return to:

DENNIS LYLE WARD

369 35th Street

Springfield, OR 97478

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

DENNIS LYLE WARD

369 35th Street

Springfield, OR 97478

Escrow No. MT87010-DS

Title No. 0087010

SWD r.012910

### STATUTORY WARRANTY DEED

**MICHAEL O. TIDWELL**, Grantor(s) hereby convey and warrant to **DENNIS LYLE WARD and BARBARA S. WARD, as tenants by the entirety**, 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:

A parcel of land situated in the W1/2 of the NW1/4 of Section 27, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 2" pipe marking the Northwest corner of Section 27, Township 35 South, Range 7 East of the Willamette Meridian; thence South 0° 38' East along the Section line a distance of 442.3 feet to the true point of beginning; thence North 89° 59' 31" East, 329.42 feet; thence South 0° 39' 49" East 330.25 feet; thence North 89° 56' 51" West 329.60 feet to a point on the West section line; thence North 0° 38' 00" West along the Section line 329.90 feet to the true point of beginning.

TOGETHER WITH an easement 40 feet in width for roadway purposes over and across the NW1/4 of Section 27, Township 35 South, Range 7 East of the Willamette Meridian, extending from the Southerly line of the above described real property Southward along the West section line of said Section 27, to the South line of the NW1/4 of Section 27, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

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 **\$129,900.00**.

42amt

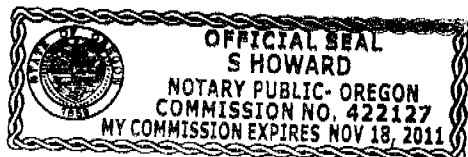
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT 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 25 day of March, 2010.

Michael O. Tidwell  
MICHAEL O. TIDWELL

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on March 25, 2010 by MICHAEL O. TIDWELL.



S Howard  
(Notary Public for Oregon)

My commission expires 11-18-11