

MT87303-SH

2010-004428
Klamath County, Oregon

THIS SPACE RE



04/12/2010 03:32:24 PM

Fee: \$42.00

After recording return to:
JERRY RYCKEWAERT
318 LOS PADRES BLVD.
SANTA CLARA, CA 95050

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

JERRY RYCKEWAERT
318 LOS PADRES BLVD.
SANTA CLARA, CA 95050

Escrow No. MT87303-SH
Title No. 0087303
SWD r.012910

STATUTORY WARRANTY DEED

SANDRA J. SMITH, Grantor(s) hereby convey and warrant to JERRY RYCKEWAERT and SHEILA RYCKEWAERT, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 \$78,000.00.

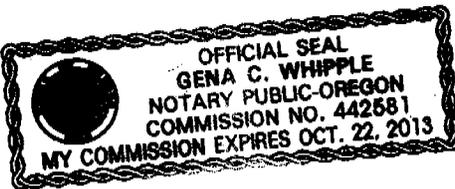
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT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

Sandra J. Smith
SANDRA J. SMITH

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on April 9, 2010 by SANDRA J. SMITH.



Gena C. Whipple
(Notary Public for Oregon)
My commission expires 10-22-2013

4/21/10

LEGAL DESCRIPTION

"EXHIBIT A"

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of the land in the NE1/4 NE1/4 of Section 1, Township 40 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 1/2 inch iron pin which lays North 89°31' West a distance of 567.4 feet from the Northeast corner of said Section 1, said point being on the North line of said Section 1; thence continuing on said section line North 89°31' West a distance of 407.4 feet to a 1/2 inch iron pin; thence South 0°11' West a distance of 395.0 feet to a 1/2 inch iron pin which is on the Northerly right of way line of State Highway 66; thence Northeasterly along said right of way following a curve to the right 449.6 feet to a 1/2 inch iron pin, said curve having a radius of 1200 feet and whose long chord lays North 66°26' East and a length 446.0 feet; thence North 213.0 feet, more or less, to the point of beginning.

Unofficial
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