

WTC 87425-US

THIS SPACE

2010-004541

Klamath County, Oregon



00082714201000045410020029

After recording return to:

Lee Roy Totten

PO Box 1884

Klamath Falls, OR 97601

04/14/2010 03:05:13 PM

Fee: \$42.00

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

Lee Roy Totten

PO Box 1884

Klamath Falls, OR 97601

Escrow No. MT87425-MS

Title No. 0087425

STATUTORY WARRANTY DEED

Lee Roy Totten and Delta Totten, as tenants in common, as to Parcels 1 and 2; Totten Construction, Inc., Successor by merger with Totten Group, Inc. as to Parcel 3, Grantor(s) hereby convey and warrant to Lee Roy Totten and Delta Jean Totten, 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

*an Oregon corporation

**the

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 \$0.00.

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 8 day of ~~March~~ April, 2010.

Delta Totten, Individually

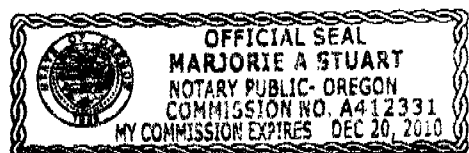
Lee Roy Totten, Individually

Totten Construction, Inc., ~~Successor by merger with Totten Group, Inc.~~

By:
Lee Roy Totten, President

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 4/8, 2010 by Delta Totten, Individually and Lee Roy Totten, Individually and as President for Totten Construction, Inc., Successor by merger with ~~Totten Group, Inc.~~



(Notary Public for Oregon)

My commission expires 12/20/10

42amt

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

A tract of land situated in the SW1/4 SE1/4 of Section 6, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southeast corner of the SW1/4 SE1/4 of said Section 6, said point being the Northeast corner of JUNCTION ACRES SUBDIVISION; thence South 89° 07' 30" West along the South line of said Section 6, which is also the North line of said subdivision, a distance of 30 feet; thence Northerly, parallel with the East line of the SW1/4 SE1/4 of said Section 6 a distance of 175 feet to the true point of beginning of this description; thence Northerly parallel with the East line of the SW1/4 SE1/4 of said Section 6 a distance of 175 feet, more or less to the intersection with the centerline of the Enterprise Irrigation District canal as it is presently located and constructed; thence Northwesterly and Southwesterly along the centerline of said canal to a point that is Northerly, measured on a line parallel with the East line of the SW1/4 SE1/4 of said Section 6, a distance of 350 feet from the South line of said Section 6; thence South 89° 07' 30" West parallel with the South line of said Section 6, which is the North line of said subdivision, to the intersection with the East line of that tract of land deeded to Heaton, as described in Deed Volume 359 at page 448; thence South 28° 23' 30" East and South 00° 21' 45" East along the East line of said Heaton Tract to a point that is Northerly, measured on a line parallel with the East line of the SW1/4 SE1/4 of said Section 6, a distance of 175 feet from the South line of said Section 6; thence North 89° 07' 30" East parallel with the South line of said Section 6; which is the North line of said subdivision, to the true point of beginning of this description. EXCEPT that portion lying within the boundaries of the Enterprise Irrigation District Canal.

PARCEL 2:

A tract of land situated in the SW1/4 SE1/4 of Section 6, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the South line of said Section 6, said point being on the North line of JUNCTION ACRES SUBDIVISION and being South 89° 07' 30" West a distance of 30 feet from the Northeast corner of said subdivision which is also the Southeast corner of the SW1/4 SE1/4 of said Section 6; thence Northerly parallel with the East line of the SW1/4 SE1/4 of said Section 6 a distance of 175 feet; thence South 89° 07' 30" West parallel with the South line of said Section 6, which is the North line of said subdivision to the intersection with the East line of the tract of land deeded to Heaton as described in Deed Volume 359 at page 448; thence South 00° 21' 45" East along the East line of Heaton tract a distance of 175 feet, more or less, to the South line of said Section 6, which is the North line of said subdivision; thence North 89° 07' 30" East along the South line of said Section 6, and along the North line of said Subdivision to the point of beginning. EXCEPT that portion deeded to Klamath County for road purposes February 21, 2002 in Volume M02, page 10348, Microfilm records of Klamath County, Oregon

PARCEL 3:

Lot 4, VALE HEIGHTS, TRACT 1386, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.