

MT87201-US

THIS SPAC

2010-004758

Klamath County, Oregon



04/20/2010 03:20:02 PM

Fee: \$42.00

After recording return to:

Timothy J. Manchester

3290 Delap Road

Klamath Falls, OR 97601

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

Timothy J. Manchester

3290 Delap Road

Klamath Falls, OR 97601

Escrow No. MT87201-MS

Title No. 0087201

SWD r.012910

STATUTORY WARRANTY DEED

Bruce E. Conner and Joanne L. Conner, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Timothy J. Manchester**, 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 **\$157,000.00**.

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 19th day of April, 2010

Bruce E. Conner
Bruce E. Conner

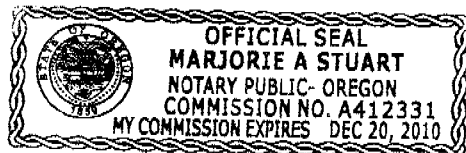
Joanne L. Conner
Joanne L. Conner

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 4/19, 2010 by Bruce E. Conner and Joanne L. Conner.

MA Stuart
(Notary Public for Oregon)

My commission expires 12/20/10



42 Amt

LEGAL DESCRIPTION

"EXHIBIT A"

A portion of the SW1/4 NE1/4 of Section 7, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of the SW1/4 NE1/4 of Section 7, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon; thence North along the East line of said SW1/4 NE1/4 a distance of 250.0 feet; thence West at right angles to said East line a distance of 200.0 feet; thence South, parallel to said East line, a distance of 250.0 feet; thence East along the South line of said SW1/4 NE1/4 a distance of 200.0 feet to a point of beginning.

LESS AND EXCEPTING all that portion of the above described property heretofore conveyed to the State of Oregon, by and through its State Highway Commission by Deed dated January 15, 1968, recorded January 22, 1968 as Document No. 19727, in Volume M68, page 473, Deed Records of Klamath County, Oregon, and by deed recorded December 18, 1967 in Volume M67, page 9768, Deed Records of Klamath County, Oregon.