

2010-005158
Klamath County, Oregon



00083418201000051580020028

THIS SPACE RE

04/30/2010 03:35:26 PM

Fee: \$42.00



After recording return to:
Johnny Cole, JR
2033 Madison Street
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Johnny Cole, JR
2033 Madison Street
Klamath Falls, OR 97603

File No.: 7021-1548903 (ALF)
Date: March 17, 2010

STATUTORY WARRANTY DEED

1st 1548903

Elizabeth A. Moore, Grantor, conveys and warrants to **Johnny Cole, JR**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

BEGINNING AT A POINT 1006 FEET NORTH OF AN IRON PIN DRIVEN INTO THE GROUND AT THE CORNER OF THE OTIS V. SAYLOR LAND NEAR THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, WHICH PIN IS 30 FEET EAST OF THE CENTER OF A ROAD INTERSECTING THE DALLS-CALIFORNIA HIGHWAY (SOMETIMES CALLED THE KLAMATH FALLS-LAKEVIEW HIGHWAY) FROM THE NORTH 30 FEET NORTH OF THE CENTER OF SAID HIGHWAY; THENCE EAST 220 FEET; THENCE NORTH 116 FEET; THENCE WEST 220 FEET; AND THENCE SOUTH 116 FEET TO THE PLACE OF BEGINNING.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$115,000.00**. (Here comply with requirements of ORS 93.030)

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APN: R507687

Statutory Warranty Deed
- continued

File No.: 7021-1548903 (ALF)
Date: 03/17/2010

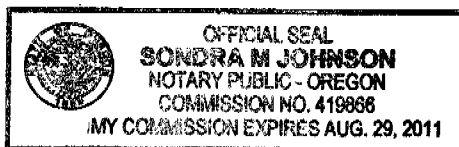
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2009. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS 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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 29 day of April, 20 10.

Elizabeth A. Moore
Elizabeth A Moore

STATE OF Oregon)
County of Lane) ss.

This instrument was acknowledged before me on this 29 day of April, 20 10
by **Elizabeth A Moore.**



Sondra M. Johnson
Notary Public for Oregon
My commission expires:

8/29/2011