

WTC 87630-DS

THIS SPAC

2010-006016

Klamath County, Oregon



05/18/2010 11:25:49 AM

Fee: \$42.00

After recording return to:

DANA A. NELSON III

P. O. Box 507

Klamath Falls, OR 97601

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

DANA A. NELSON III

P. O. Box 507

Klamath Falls, OR 97601

Escrow No. MT87630-DS

Title No. 0087630

SWD r.012910

STATUTORY WARRANTY DEED

ROSALIE WEBB, Grantor(s) hereby convey and warrant to DANA A. NELSON III, 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:

Parcel 1

Parcel 1 of Land Partition 60-06, situated in the SE1/4 NW1/4 of Section 12, Township 39 South, Range 8 East, Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH an easement for drainfield and drainfield replacement in the Northwesterly portion of Parcel 3 of said Land Partition 60-06, said Land Partition being situated in the SE1/4 NW1/4 of Section 12, Township 39 South, Range 8 East, Willamette Meridian, Klamath County, Oregon, as delineated on the face of said Land Partition.

AND TOGETHER WITH an easement for sewer line and access to drainfield on Parcel 3 over, across and under the W 16 feet of Parcel 2 of said Land Partition 60-06, said Land Partition being situated in the SE1/4 NW1/4 of Section 12, Township 39 South, Range 8 East, Willamette Meridian, Klamath County, Oregon, as delineated on the face of said Land Partition.

Parcel 2

Parcel 2 of Land Partition 60-06, situated in the SE1/4 NW1/4 of Section 12, Township 39 South, Range 8 East, 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 \$30,000.00.

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.

42Dmt

1 of 2

Dated this 14th day of MAY 2010

Rosalie Webb
ROSALIE WEBB

State of Oregon
County of CURRY

This instrument was acknowledged before me on May 14, 2010 by ROSALIE WEBB.



Rachel Meachelle Fleischer
(Notary Public for Oregon)

My commission expires 3/10/14

Unofficial Copy