

WTC 876-76-DS

THIS SPAC

2010-006756

Klamath County, Oregon



06/03/2010 11:26:43 AM

Fee: \$37.00

After recording return to:

TERRY K. ALLEN

2728 Vale Rd.

Klamath Falls, OR 97603

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

TERRY K. ALLEN

2728 Vale Rd.

Klamath Falls, OR 97603

Escrow No. MT87676-DS

Title No. 0087676

SWD r.012910

### STATUTORY WARRANTY DEED

**REGINA N. SAMPLE**, Grantor(s) hereby convey and warrant to **TERRY K. ALLEN**, 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:

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 5/8 inch iron pin from which the Northeast corner of said SW1/4 SE1/4 bears North 00° 04' 39" West 641.65 feet and North 89° 46' 35" East 755.00 feet; thence South 00° 04' 39" East 335.59 feet to a 5/8 inch iron pin on a line which is North 00° 04' 39" West 350 feet from the Southerly line of said SW1/4 SE1/4; thence North 89° 45' 36" East, parallel to said Southerly line, 245.00 feet to a 5/8 inch iron pin; thence North 00° 04' 39" West 335.59 feet to a 5/8 inch iron pin; thence South 89° 45' 36" West 245.00 feet to the point of beginning.

TOGETHER WITH a 30 foot access and public utility easement over and across Lots 4 and 5, TRACT 1386 – VALE HEIGHTS as delineated on the recorded plat.

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 **\$212,500.00**.

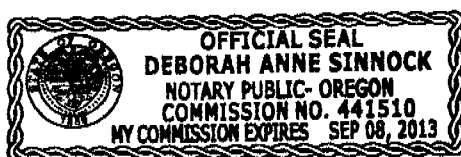
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT 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 3 day of June 2010

REGINA N. SAMPLE

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 6-3, 2010 by REGINA N. SAMPLE.



(Notary Public for Oregon)

My commission expires 9-8-13

37amt