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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Brian Horne and Michelle
Horne 10716 Vincent Dr.
Klamath Falls, OR
Grantor's Name and Address
Kelly and Amy Brennan
105122 Powell Rd. P.O. Box 626
Keno, OR 97627
Grantee's Name and Address

2010-006964

Klamath County, Oregon



00085496201000069640020028

SPACE RESEF

06/09/2010 08:19:01 AM

Fee: \$42.00

FOR

RECORDER'S U

After recording, return to (Name, Address, Zip):

Kelly and Amy Brennan
P.O. Box 626
Keno, OR 97627

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Kelly and Amy Brennan
P.O. Box 626
Keno, OR 97627

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that

Brian P. Horne and Michelle M. Horne

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Kelly E. BRENNAN and Amy L. BRENNAN

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

See attachment

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 70,000. However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on June 8, 2010; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 APPROVED USES, 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on June 8, 2010

by Michelle Horne

This instrument was acknowledged before me on June 8, 2010

by Brian P. Horne

as

of



Kathy Bickmore
Notary Public for Oregon

My commission expires June 2, 2012

2570
58618

A tract of land situated in the SE $\frac{1}{4}$ of Section 36, T 39 S, R 7 EWM and the NE $\frac{1}{4}$ of Section 1, T 40 S, R 7 EWM, all in Klamath County, Oregon and being more particularly described as follows: Beginning at a point on the South line of the SE $\frac{1}{4}$ of said Section 36, said point being S 89°31'06" E 532.42 feet from the Southwest corner of the said SE $\frac{1}{4}$; thence N 00°20'04" W, parallel to and 70.00 feet Westerly of the East line of the W $\frac{1}{2}$ W $\frac{1}{2}$ SE $\frac{1}{4}$ of said Section 36, 1864.02 feet to a point 850.00 feet from the North line of the SE $\frac{1}{4}$ of said Section 36; thence S 09°50'53" E, parallel to and 850.00 feet from the North line of the said SE $\frac{1}{4}$ to the East line of the W $\frac{1}{2}$ SE $\frac{1}{4}$ of said Section 36; thence Northerly along said East line 300.00 feet; thence along the following courses as shown on recorded Survey No. 1168, as recorded in the Klamath County Surveyor's Office: S 48°48'55" E 587.39 feet, S 18°15'57" E 480.42 feet, N 89°35'55" W 228.16 feet, N 00°00'39" E 30.00 feet, W 89°35'55" W 360.25 feet to the East line of the W $\frac{1}{2}$ SE $\frac{1}{4}$ of said Section 36; thence Southerly along the said East line to the South line of the SE $\frac{1}{4}$ of said Section 36; thence S 89°31'06" E along said South line 356.31 feet to the Northwest corner of that tract of land described in Volume M68 page 3307 of the Klamath County Deed Records; thence Southerly along the West line of said described tract of land 428 feet, more or less, to the Northerly right of way line of State Highway No. 66; thence S 57°40' W along said Northerly right of way line 704.21 feet; thence N 32°20' W 766.06 feet; thence N 00°20'04" W 220.37 feet to the point of beginning, EXCEPTING that tract of land deeded to the State Highway Department as described in Deed Volume 104 page 557 of the Klamath County Deed Records; with the bearings being based on PONDOSA, a duly recorded plat.

The above described tract of land subject to a 30-foot access easement along the following described line: Beginning at a point on the Northerly right of way line of State Highway No. 66, said point being S 89°31'06" E 532.42 feet and S 00°20'04" E 220.37 feet and S 32°20' E 766.06 feet from the Northwest corner of the NE $\frac{1}{4}$ of said Section 1; thence N 32°20' W 766.06 feet; thence N 00°20'04" W 2084.39 feet; thence S 89°50'53" E 740.40 feet, more or less, to the East line of the W $\frac{1}{2}$ SE $\frac{1}{4}$ of said Section 36.

STATE OF OREGON; COUNTY OF KLAMATH: ss.

Filed for record at request of Edward Brennan the 5th day
of Oct. A.D. 19 91 at 10:19 o'clock A.M., and duly recorded in Vol. M93
of Deeds on Page 25769
By Evelyn Biehn County Clerk
By Dorothy Mullenbach

FEE \$35.00