

WTC 87813-KR



After recording return to:

Michael Steven Garrett

7606 Hwy 66

Klamath Falls, OR 97601

THIS SPA

2010-007926

Klamath County, Oregon



00086641201000079260020028

06/30/2010 10:06:09 AM

Fee: \$42.00

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

Michael Steven Garrett

7606 Hwy 66

Klamath Falls, OR 97601

Escrow No. MT87813-KR

Title No. 0087813

SWD r.012910

### STATUTORY WARRANTY DEED

**Wesley D. Kellom and Julia A. Kellom, Trustees of The Wesley D. and Julia A. Kellom Living Trust**, Grantor(s) hereby convey and warrant to **Michael Steven Garrett and Jerrie Jean Garrett, as tenants by the entirety**, 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 **\$369,000.00**.

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 24<sup>th</sup> day of June, 2010.

The Wesley D. and Julia A. Kellom Living Trust

BY: Wesley D. Kellom TRUSTEE  
Wesley D. Kellom, Trustee

BY: Julia A. Kellom Trustee  
Julia A. Kellom, Trustee

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on June 24, 2010 by Wesley D. Kellom and Julia A. Kellom, Trustees of The Wesley D. and Julia A. Kellom Living Trust.



Kristi L. Redd  
(Notary Public for Oregon)

My commission expires 11/16/2011

42pmf

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1**

That portion of the E 1/2 SW 1/4 of Section 10, Township 40 South, Range 9 East of the Willamette Meridian lying North of the South line of the Wilbur C. Harnsberger, Jr., tract as in Volume M-72-1423, and lying Easterly of the existing drain #20 running in a Northerly direction, Klamath County, Oregon.

**PARCEL 2**

A parcel of land situated in the SE 1/4 of Section 10, Township 40 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at a 2" x 36" iron pipe with a brass cap marking the Northwest corner of said SE 1/4; thence South 0° 21' 17" West along the Westerly line of said SE 1/4, 1686.67 feet; thence leaving said Westerly quarter section line and running East along the Spring Lake meander line, distance of 291.79 feet; thence South 66° 15' East a distance of 175.23 feet to the true point of beginning of this description; thence continuing South 66° 15' East 204.77 feet; thence North 82° 40' East a distance of 22.74 feet; thence leaving said Spring Lake and running North 0 degree 16' 43" East a distance of 455.95 feet to the North line of SW 1/4 SE 1/4 of said Section 10; thence South 89° 45' 43" West a distance of 212.44 to a point; thence South 424.56 feet to the point of beginning.

**PARCEL 3**

The SW 1/4 NW 1/4 SE 1/4 in Section 10, Township 40 South, Range 9 East of the Willamette Meridian, in the County of Klamath and State of Oregon.

TOGETHER WITH a 30 foot easement for road and utility purposes over the Southerly 30 feet of the SE 1/4 NW 1/4 SE 1/4, Section 10, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

ALSO TOGETHER WITH a non-exclusive easement for the purpose of ingress and egress being a 60 foot wide strip of land lying 30 feet on each side of the North line of the SE 1/4 SE 1/4 of Section 10, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

**PARCEL 4**

A parcel of land situated in the SE 1/4 of Section 10, Township 40 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Commencing at a 2" x 36" iron pipe with a Brass Cap marking the Northwest corner of said SE 1/4; thence South 0 degree 21' 17" West along the Westerly line of said SE 1/4, 1334.56 feet to the true point of beginning; thence continuing South 0 degree 21' 17" West a distance of 352.11 feet; thence leaving said Westerly quarter section line and running East along the Spring Lake meander line, a distance of 291.79 feet; thence South 66° 15' East a distance of 380.00 feet; thence North 82 degree 40' East a distance of 22.74 feet; thence leaving said Spring Lake and running North 0 degree 16' 43" East a distance of 455.95 feet to the North line of the SW 1/4 of the SE 1/4 of said Section 10; thence South 89° 45' 43" a distance of 662.44 feet to the point of beginning.