

UTC 87243-DS

THIS SPACE

2010-007971

Klamath County, Oregon



06/30/2010 03:23:43 PM

Fee: \$42.00

After recording return to:

THOMAS J. BENTLEY

P. O. Box 82

Merrill, OR 97633

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

THOMAS J. BENTLEY

P. O. Box 82

Merrill, OR 97633

Escrow No. MT87243-DS

Title No. 0087243

SWD r.012910

STATUTORY WARRANTY DEED

DANIEL J. SHUCK and TAMMY A. SHUCK, as tenants by the entirety, Grantor(s) hereby convey and warrant to THOMAS J. BENTLEY and RACHEL A. BENTLEY, 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:

A parcel of land situated in the NW1/4 SE1/4 of Section 32, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Northeast corner of said NW1/4 SE1/4; thence South 00° 09' 01" West, along the East line of said NW1/4 SE1/4, 108.38 feet to a point on the West right of way line of the Dodd's Hollow Road; thence Southerly, along said West right of way line on a curve to the left (radius - 1176.88 feet), 266.30 feet; thence continuing on said West right of way line, South 00° 09' 01" West 748.20 feet to a 5/8 inch iron pin; thence leaving said West right of way line, West, 209.26 feet to a 5/8 inch iron pin; thence South 208.71 feet to a 5/8 inch iron pin on the South line of said NW1/4 SE1/4; thence along said South line, North 89° 46' 23" West 476.30 feet to a 5/8 inch iron pin; thence leaving said South line, North 1334.45 feet to a 5/8 inch iron pin on the North line of said NW1/4 SE1/4; thence along said North line South 89° 25' 58" East 718.50 feet to the point of beginning.

EXCEPTING THEREFROM that portion thereof conveyed to Klamath County, Oregon for road purposes by deed recorded November 2, 1938 in Volume 118, page 389, Deed Records of Klamath County, Oregon.

EXCEPTING THEREFROM a strip of land situated in the NW1/4 SE1/4 of Section 32, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the CE 1/16 corner of said Section 32; thence North 89°25'58" West 1327.54 feet to the C1/4 corner of said Section 32; thence South 00°03'30" West along the West line of said NW1/4 SE1/4 38.30 feet to a point in an existing east-west fence line; thence generally along said existing east-west fence line and it's extension the following courses and distances North 89°36'51" East 515.24 feet North 89°47' 36" East 335.48 feet and North 89°40'43" East 476.76 feet to a point on the East line of said NW1/4 SE1/4; thence North 00°09'01" East 17.81 feet to the point of beginning, more or less, with bearings based on survey no. 2522, as recorded June 26, 1981 in Volume M81, page 11560, Microfilm Records of 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:

2010-2011 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$97,000.00.**

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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 29 day of June, 2010.

[Signature]
DANIEL J. SHUCK

[Signature]
TAMMY A. SHUCK

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 29, 2010 by DANIEL J. SHUCK and TAMMY A. SHUCK.

[Signature]
(Notary Public for Oregon)

My commission expires 11/20/2011

