



THIS SPAC

2010-008597

Klamath County, Oregon



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07/19/2010 03:26:12 PM

Fee: \$42.00

After recording return to:

RUSSELL C. KING

6200 REEDER ROAD

KLAMATH FALLS, OR

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

RUSSELL C. KING

6200 REEDER ROAD

KLAMATH FALLS, OR

Escrow No. MT87778-SH

Title No. 0087778

SWD r.012910

STATUTORY WARRANTY DEED

ROBERT L. KING and DOLORES A. KING, as tenants by the entirety, Grantor(s) hereby convey and warrant to **RUSSELL C. KING and CASSANDRA J. KING, 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:

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

The true and actual consideration for this conveyance is **\$135,500.00**.

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 16 day of July, 2010.

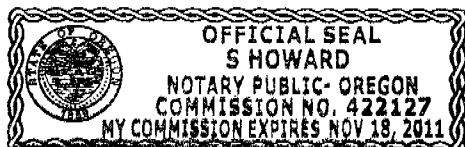
Robert L. King
ROBERT L. KING

Dolores A. King
DOLORES A. KING

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on July 16, 2010 by ROBERT L. KING and DOLORES A. KING.



S. Howard
(Notary Public for Oregon)

My commission expires 11-18-11

42pmf

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the SE1/4 SE1/4 of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin monument marking the Southeast corner of said Section 18; thence North $89^{\circ}52'30''$ West along the South line of said Section 18 a distance of 676.67 feet to the true point of beginning of this description; thence North parallel with the East line of Section 18 a distance of 261.36 feet to the point an iron pin marked LS362; thence West 223.33 feet parallel with the South line of Section 18; thence South parallel with the East line of said Section 18 a distance of 261.36 feet; thence East along the South line of Section 18 to the to the true point of beginning.

LESS AND EXCEPTING the South 30 feet thereof as conveyed to Klamath County by Deed recorded December 12, 1967 in Volume M67, page 9643, Microfilm Records of Klamath County, Oregon.