

WTC 87786-MS

2010-008950

Klamath County, Oregon



THIS SPACE R



00087896201000089500030034

07/28/2010 03:17:14 PM

Fee: \$47.00

After recording return to:

Charles W. Mowdy

3445 Bristol Avenue

Klamath Falls, OR 97603

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

Charles W. Mowdy

3445 Bristol Avenue

Klamath Falls, OR 97603

Escrow No. MT87786-MS

Title No. 0087786

SWD-EM r.012910

STATUTORY WARRANTY DEED

Clifford L. Harris and Colleen J. Harris, as tenants by the entirety, Grantor(s) hereby convey and warrant to Charles W. Mowdy and Roberta M. Mowdy, 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.

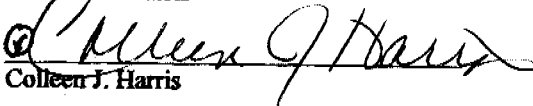
The true and actual consideration for this conveyance is **\$210,000.00**.

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.

47Amt

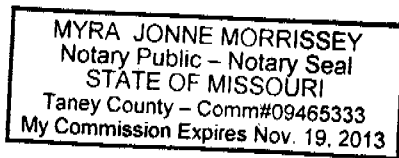
Dated this 26 day of July, 2010.


Clifford L. Harris


Colleen J. Harris

State of Missouri
County of Taney

This instrument was acknowledged before me on 7/26, 2010 by Clifford L. Harris and Colleen J. Harris.




(Notary Public)

My commission expires 11-19-2013

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land within that parcel of real property described in Volume 255, page 626, Deed Records of Klamath County, Oregon, being a portion of the S1/2 NW1/4 Section 21, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, said tract being more particularly described as follows:

Beginning a to point on the Northerly boundary of the S1/2 NW1/4 of Section 21, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, from which the Northwest corner of the SW1/4 NW1/4 of said Section 21 bears South 88° 50 1/2' West 1481.0 feet; thence South 0° 10' West 608.3 feet, more or less, to the South boundary of said parcel described in above said Deed Records; thence South 89° 40' East 157.6 feet along said South boundary; thence North 0° 10' East 613.45 feet, more or less, to the Northerly boundary of the said S1/2 NW1/4 of said Section 21, thence South 88° 50 1/2' West 157.6 feet along said boundary to the point of beginning.