

2010-008982

Klamath County, Oregon



07/29/2010 01:03:31 PM

Fee: \$47.00



After recording return to:
Lisa Hughes
5645 Highway 97 N
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Lisa Hughes
5645 Highway 97 N
Klamath Falls, OR 97601

File No.: 7021-1599590 (SFK)
Date: July 19, 2010

THIS SPACE R

1st 1599590

STATUTORY WARRANTY DEED

Abby Say, Grantor, conveys and warrants to **Lisa Hughes**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. An existing Deed of Trust with **Vernon G. Ludwig and Ofelia Ludwig** recorded **July 5, 2000** under Recording No. **Volume M00 page 24555**, which shall continue to be the obligation of the Grantor(s) herein. Grantor(s) herein agrees to pay said encumbrance in accordance with the terms and conditions contained therein and agrees to pay said encumbrance in full no later than full payment to Grantor(s) of that certain debt being executed by Grantee(s) and recorded simultaneously herewith.

The true consideration for this conveyance is **\$125,000.00**. (Here comply with requirements of ORS 93.030)

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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, OF 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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 28 day of July, 2010

Abby Say

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 28 day of July, 2010
by **Abby Say**.

Notary Public for Oregon
My commission expires:

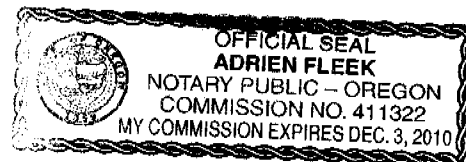


EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

A TRACT OF LAND LYING IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN WHICH LIES NORTH 89° 49' WEST ALONG THE QUARTER LINE, A DISTANCE OF 976.04 FEET FROM THE IRON PIN WHICH MARKS THE CENTER OF SECTION 7, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, AND RUNNING THENCE SOUTH 6° 02' WEST A DISTANCE OF 240.3 FEET, TO AN IRON PIN WHICH IS THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 6° 02' WEST A DISTANCE OF 270 FEET; THENCE NORTH 89° 49' WEST A DISTANCE OF 625.1 FEET, MORE OR LESS, TO AN IRON PIN WHICH LIES ON THE EASTERLY RIGHT OF WAY LINE OF THE NEW DALLES-CALIFORNIA HIGHWAY; THENCE NORTH 11° 36' WEST FOLLOWING THE EASTERLY RIGHT OF WAY LINE OF THE NEW DALLES-CALIFORNIA HIGHWAY TO AN IRON PIN, WHICH PIN LIES NORTH 89° 49' WEST A DISTANCE OF 708.6 FEET FROM THE SAID TRUE POINT OF BEGINNING; THENCE SOUTH 89° 49' EAST A DISTANCE OF 708.6 FEET TO THE SAID TRUE POINT OF BEGINNING.