

2010-009295

Klamath County, Oregon



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08/06/2010 09:34:05 AM

Fee: \$42.00

Michael R. and Terri L. Anderson

PO Box 763

Gilchrist, OR 97737

Grantor's Name and Address

Barry Haight

PO Box 243

Crescent, OR 97733

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Michael + Terri Anderson

PO Box 763

Gilchrist, OR 97737

Until requested otherwise, send all tax statements to

(Name, Address, Zip):

Michael + Terri Anderson

PO Box 763

Gilchrist, OR 97737

WARRANTY DEED

Michael R. Anderson and Terri L. Anderson, Grantor, for the consideration hereinafter stated, hereby convey and warrant to Barry Haight, Grantee, an undivided one-quarter interest in the real property described herein free of encumbrances except as specifically set forth below, which is situated in Klamath County, Oregon and is described as follows: **See attached Exhibit A.**

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

Grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except: all easements and other matters of record.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$75,000.00.

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on the date set forth below.

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. 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, 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.

Michael R. Anderson

Michael R. Anderson

Terri L. Anderson

Terri L. Anderson

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on this 3 day of August, 2010, by Michael R. Anderson and Terri L. Anderson.

Barbara J. Sullivan

Notary Public for Oregon

My commission expires: 12-2-2013

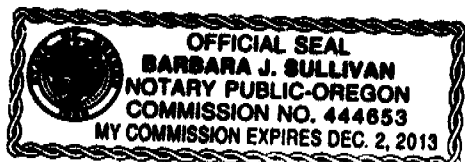


EXHIBIT A
LEGAL DESCRIPTION

PARCEL 1:

Out Lot E ORIGINAL TOWN OF CRESCENT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

Beginning at the intersection of the Southwesterly line of Ward Street and the Southeasterly line of Riverview Street in the Original Town of Crescent;
Thence Southwesterly along the Southeasterly line of Riverview Street if extended to the South line of the Southwest quarter of the Southwest quarter of Section 30, Township 24 South, Range 9 East, W.M.,
Thence East along the Section line to a point that is 25 feet from, and at right angles to Riverview Street extended;
Thence Northeasterly parallel to and 25 feet Southeasterly from Riverview Street to the Southwesterly line of Ward Street;
Thence Northwesterly along Ward Street to the point of beginning, being a portion of the Northeast quarter of the Southwest quarter, and the Northwest quarter of the Southwest quarter and the Southwest quarter of the Southwest quarter of Section 30, Township 24 South, Range 9 East, Willamette Meridian, County of Klamath, State of Oregon.