

2010-009644

Klamath County, Oregon



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08/13/2010 02:53:50 PM

Fee: \$47.00



THIS SPACE F

After recording return to:  
Carol Ann Scott and Jack E Toler  
2030 Manzanita  
Klamath Falls, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:  
Carol Ann Scott and Jack E Toler  
2030 Manzanita  
Klamath Falls, OR 97603

File No.: 7021-1602593 (ALF)  
Date: July 21, 2010

1<sup>st</sup> 1602593

### STATUTORY WARRANTY DEED

**Dorothy Ezell**, Grantor, conveys and warrants to **Carol Ann Scott and Jack E. Toler, tenants in common**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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

**A TRACT OF LAND LOCATED IN LOT 7, BLOCK 41, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE IRON PIN ON THE EXTREME NORTHWEST CORNER OF SAID LOT 7, BLOCK 41; THENCE NORTH 68° 46' EAST ALONG THE SOUTHEASTERLY BOUNDARY OF MANZANITA STREET A DISTANCE OF 67 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH 68° 46' EAST ALONG THE SOUTHERLY LINE OF MANZANITA STREET A DISTANCE OF 83 FEET TO A POINT; THENCE SOUTH 21° 14' EAST, A DISTANCE OF 150 FEET THENCE SOUTH 68° 46' WEST A DISTANCE OF 83 FEET TO A POINT; THENCE NORTH 21° 14' WEST A DISTANCE OF 150 FEET MORE OR LESS TO THE POINT OF BEGINNING.**

**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.

The true consideration for this conveyance is **\$70,000.00**. (Here comply with requirements of ORS 93.030)

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APN: **R217919**

Statutory Warranty Deed  
- continued

File No.: **7021-1602593 (ALF)**  
Date: **07/21/2010**

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 13 day of August, 2010

Dorothy Ezell  
Dorothy Ezell

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 13 day of August, 2010  
by **Dorothy Ezell**.

Adrien Fleeck

Notary Public for Oregon  
My commission expires: 12-3-10

