

NOT 88154-DS



2010-010072

Klamath County, Oregon

THIS SP



00089227201000100720020022

08/24/2010 03:11:01 PM

Fee: \$42.00

After recording return to:

KRISTY A. KITE

11957 Hwy. 66

Klamath Falls, OR 97601

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

KRISTY A. KITE

11957 Hwy. 66

Klamath Falls, OR 97601

Escrow No. MT88154-DS

Title No. 0088154

SWD-EM r.012910

### STATUTORY WARRANTY DEED

**CHARLES WALDEN and CLINTON E. WALDEN not as tenants in common, but with right of survivorship**, Grantor(s) hereby convey and warrant to **KRISTY A. KITE**, 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:

The following described real property in Klamath County, Oregon:

A portion of the NE1/4 NE1/4 of Section 32 and of the NW1/4 NW1/4 of Section 33, Township 39 South, Range 8 East of the Willamette Meridian, described as follows:

#### PARCEL 1:

Beginning at a point 25 feet West of the Section corner common to Sections 28, 29, 32 and 33, Township 39 South, Range 8 East of the Willamette Meridian, thence South 0° 21' East parallel to the Section line a distance of 558.25 feet, more or less, to the South line of property described in Deed Volume 324, page 146, Records of Klamath County, Oregon; thence South 89° 50' West a distance of 95 feet to the Northeast corner of the C.S. Hull tract; thence South 0° 32' West along the said Hull tract line fence 760.32 feet, more or less, to the Northerly line of the State Highway #66; thence North 72° 38' East along said Highway line 346.44 feet to a stake, thence North 0° 21' West to the Southeast corner of property described in Deed Volume 324 at page 146, Klamath County Records; thence South 89° 50' West a distance of 225 feet, more or less, to the point of beginning; SAVING AND EXCEPTING a tract containing 1 acre, more or less, out of the Southeast corner of the above described tract having a frontage on the Highway of 110 feet; and further described as follows:

Beginning on the Highway at a point 110 feet Southwest of the Southeast corner of the above tract; thence Northeasterly along the Highway 110 feet to the Southeast corner thereof; thence North 0° 21' West 388 feet; thence West to a point North 0° 21' West of the point of beginning; thence South to the point of beginning.

#### PARCEL 2:

That portion of the NW1/4 of NW1/4 of Section 33, Township 39 South, Range 8 East of the Willamette Meridian, described as follows: Beginning on the North right of way line of the Klamath Falls-Ashland Highway at a point from which the Northwest corner of said Section 33 bears North 25° 40' West a distance of 1,230.25 feet thence South 72° 38' West along the North right of way line of said highway a distance of 160.7 feet, thence North 0° 21' West 190 feet to the true point of beginning, which

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point of beginning is on the Easterly boundary of a parcel of land deeded to R.A. Jameson, et ux, in a Deed dated August 2, 1943, and recorded November 15, 1943, in Volume 159 at page 581 of Deed Records, Klamath County, Oregon, thence North 9° 21' West 210 feet, thence South 89° 39' West 153.4 feet, thence South 0° 21' East 210 feet; thence North 89° 39' East to the point of beginning.

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 **\$70,000.00**.

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.

Dated this 23<sup>rd</sup> day of August, 2010.

Charles Walden  
CHARLES WALDEN

Clinton E. Walden  
CLINTON E. WALDEN

BY: Charles Walden His Attorney in fact  
CHARLES WALDEN, HIS ATTORNEY IN FACT

State of Washington

County of Multnomah

On this day personally appeared before me CHARLES WALDEN AND CHARLES WALDEN AS ATTORNEY IN FACT FOR CLINTON E. WALDEN to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that signed the same as free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand official seal this 23 day of August, 2010.

Karen J. Levens

Printed Name:

Notary Public in and for the State of Oregon  
~~Washington~~ residing at 2011 SE Water Avenue  
Portland, OR 97214

My appointment expires April 26, 2011

