

2010-010306

Klamath County, Oregon



00089514201000103060030033

08/31/2010 09:32:03 AM

Fee: \$47.00



After recording return to:
David W. Beutler
4446 Winter Ave.
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
David W. Beutler
4446 Winter Ave.
Klamath Falls, OR 97603

File No.: 7021-1614246 (SFK)
Date: August 16, 2010

THIS SPACE

1st 1614246

STATUTORY SPECIAL WARRANTY DEED

Charlotte E. Waters, Grantor, conveys and specially warrants to **David W. Beutler**, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

This property is free from liens and encumbrances, EXCEPT:

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.

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

The true consideration for this conveyance is **\$50,000.00**. (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 27 day of August, 2010.

Charlotte E. Waters
Charlotte E. Waters

STATE OF Oregon)
County of Klamath)ss.
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This instrument was acknowledged before me on this 27 day of August, 2010
by **Charlotte E. Waters**.

Sarah Kness



Notary Public for Oregon
My commission expires: 10/16/2010

EXHIBIT A

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

A TRACT OF LAND IN THE SOUTH HALF SOUTHWEST QUARTER NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST-WEST QUARTER LINE WHICH LIES NORTH 88° 57' EAST A DISTANCE OF 949.5 FEET FROM THE IRON AXLE WHICH MARKS THE ONE QUARTER SECTION CORNER COMMON TO SECTIONS 10 AND 11, TOWNSHIP 39 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, AND RUNNING THENCE: CONTINUING NORTH 88° 57' EAST ALONG THE EAST-WEST QUARTER LINE A DISTANCE OF 67.5 FEET, TO AN IRON PIN; THENCE NORTH 1 DEGREE 12' WEST PARALLEL TO THE WEST SECTION LINE OF SAID SECTION 11 A DISTANCE OF 331.4 FEET TO A POINT; THENCE SOUTH 88° 57' WEST PARALLEL TO THE EAST-WEST QUARTER LINE A DISTANCE OF 67.5 FEET TO A POINT; THENCE SOUTH 1° 12' EAST A DISTANCE OF 331.4 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.