



00090250201000109210030035

THIS SPACE 09/14/2010 03:19:19 PM

Fee: \$47.00



After recording return to:  
Kurt G. Stuemke and Pamela J.  
Stuemke  
PO Box 6241  
Bend, OR 97708

Until a change is requested all tax statements  
shall be sent to the following address:  
Kurt G. Stuemke and Pamela J.  
Stuemke  
PO Box 6241  
Bend, OR 97708

File No.: 7064-1611349 (MG)  
Date: August 06, 2010

### STATUTORY WARRANTY DEED

**Neil H. Town and Pamela Sue Town, as to Parcel One, and Pamela Sue Town, as to Parcel Two, Grantor, conveys and warrants to Kurt G. Stuemke and Pamela J. Stuemke as tenants by the entirety, 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:

#### PARCEL ONE

**A TRACT OF LAND LOCATED IN THE EAST HALF SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 23 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT 330 FEET WEST AND 1056 FEET NORTH OF THE SOUTH QUARTER CORNER OF SECTION 3, TOWNSHIP 23 SOUTH RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON; THENCE WEST 165 FEET, THENCE NORTH 264 FEET, THENCE EAST 165 FEET; THENCE SOUTH 264 FEET TO THE POINT OF BEGINNING.**

#### PARCEL TWO

**LOT 3 IN BLOCK 1, OLD HOWARD RANCH ESTATES, TRACT NO. 1048, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

**Subject to:**

Consideration \$241,500.00

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APN: **R135348**

Statutory Warranty Deed  
- continued

File No.: **7064-1611349 (MG)**  
Date: **08/06/2010**

1. Taxes for the fiscal year 2010-2011 a lien due, but not yet payable.
2. 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 **\$241,500.00**. (Here comply with requirements of ORS 93.030)

**NOTARY ACKNOWLEDGEMENT  
ATTACHED TO DOCUMENT Statutory Warranty Deed**

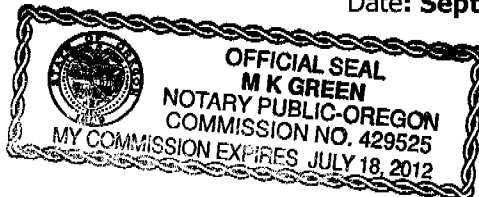
File No: **7064-1611349 (MG)**

Date: **September 13, 2010**

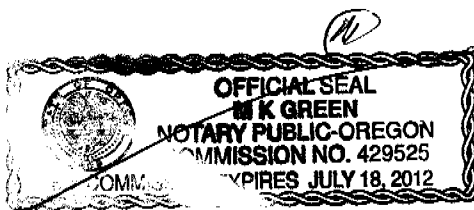
STATE OF Oregon )

)ss.

County of Deschutes )



This instrument was acknowledged before me on this 13 day of SEPTEMBER, 20 10  
by Neil H. Town



M. K. Green  
Notary Public for Oregon  
My commission expires: 07/18/2012

APN: R135348

Statutory Warranty Deed  
- continued

File No.: 7064-1611349 (MG)  
Date: 08/06/2010

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, 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 10 day of SEPTEMBER, 20 10.



Neil H. Town



Pamela Sue Town

STATE OF Oregon )  
 )ss.  
County of ~~Klamath~~ DESCHUTES

This instrument was acknowledged before me on this 10 day of SEPTEMBER, 20 10  
by ~~Neil H. Town and Pamela Sue Town~~.



Notary Public for Oregon  
My commission expires: 7-18-2012