

2010-011825

Klamath County, Oregon



After recording return to:
First American Title Insurance
Company
801 Nicollet Mall, #1900
Minneapolis, MN 55402

Until a change is requested all tax statements
shall be sent to the following address:
Javco Mortgage, Incorporated
6314 - 19th Street West, #16
Fircrest, WA 98466

THIS SPACE



00091282201000118250030037

10/06/2010 03:08:06 PM

Fee: \$47.00

File No.: NCS-455159-MPLS (clk)
Date: September 30, 2010

Consideration:
\$375,000.⁰⁰/₁₀₀

STATUTORY WARRANTY DEED

Richard F. Srna, Grantor, conveys and warrants to **Javco Mortgage, Incorporated**, a Washington corporation, 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 PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 40 SOUTH, RANGE 7 EAST, WILLAMETTE MERIDIAN, IN KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 1 ON THE RANGE LINE BETWEEN RANGES 7 AND 8, EAST OF THE WILLAMETTE MERIDIAN; THENCE NORTH 00° 03' 59" WEST 1735.17 FEET TO A 5/8 INCH IRON ROD ON THE SAID RANGE LINE; THENCE SOUTH 89° 56' 01" WEST 198.00 FEET AT RIGHT ANGLES TO THE SAID RANGE LINE TO A 5/8 INCH IRON ROD; THENCE NORTH 00° 03' 59" WEST 435.64 FEET AND PARALLEL TO SAID RANGE LINE TO A 5/8 INCH IRON ROD, BEING THE SOUTHEASTERLY CORNER OF SAID PARCEL, THE TRUE POINT OF BEGINNING; THENCE SOUTH 89° 56' 01" WEST 202.00 FEET AT RIGHT ANGLES TO THE SAID RANGE LINE TO A 5/8 INCH IRON ROD; THENCE NORTH 00° 03' 59" WEST AND PARALLEL TO THE SAID RANGE LINE TO A POINT AT THE INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF HIGHWAY 66; THENCE EASTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY TO A 5/8 INCH IRON ROD AT THE INTERSECTION OF SAID LINE WITH A LINE RUNNING PARALLEL TO, AND 198.00 FEET FROM SAID RANGE LINE WHEN MEASURED AT RIGHT ANGLES TO SAID RANGE LINE; THENCE SOUTH 00° 03' 59" EAST 224.36 FEET AND PARALLEL TO THE SAID RANGE LINE TO THE POINT OF BEGINNING.

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APN:

Statutory Warranty Deed
- continued

File No.: **NCS-455159-MPLS (clk)**
Date: **09/22/2010**

NOTE: This legal description was created prior to January 1, 2008.

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 **\$375,000.00**. (Here comply with requirements of ORS 93.030)

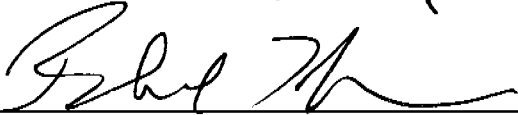
APN:

Statutory Warranty Deed
- continued

File No.: **NCS-455159-MPLS (clk)**
Date: **09/22/2010**

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.

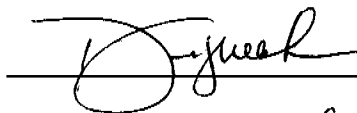
Dated this 28 day of September, 2010.



Richard F. Srna

STATE OF ~~Oregon~~ California)
)ss.
County of ~~Klamath~~ Sonoma)

This instrument was acknowledged before me on this 28 day of September, 2010
by **Richard F. Srna**.



Notary Public for ~~Oregon~~ California
My commission expires: 2/18/2011

