

UTC 88612-DS

THIS SPACE

2010-012183

Klamath County, Oregon



10/15/2010 11:19:09 AM

Fee: \$42.00

After recording return to:

DERWIN DECKER

1715 Lakeshore Dr.

Klamath Falls, OR 97601

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

DERWIN DECKER

1715 Lakeshore Dr.

Klamath Falls, OR 97601

Escrow No. MT88612-DS

Title No. 0088612

SWD r.012910

STATUTORY WARRANTY DEED

BRENDA RUTH CRAWFORD, WHO ACQUIRED TITLE AS BRENDA R. HUMEL and CLIFFORD PERRY CRAWFORD, as tenants by the entirety, Grantor(s) hereby convey and warrant to DERWIN DECKER and KATHLEEN DECKER, as tenants by the entirety, 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.

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 **\$90,000.00.**

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 12th day of October, 2010.

Brenda Ruth Crawford
BRENDA RUTH CRAWFORD

Clifford Perry Crawford
CLIFFORD PERRY CRAWFORD

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 10-12-, 2010 by BRENDA RUTH CRAWFORD and CLIFFORD PERRY CRAWFORD.

Deborah Anne Sinnock
(Notary Public for Oregon)

My commission expires 9-8-13



422mt

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1:

Beginning at the Southwesterly corner of Lot 56, LAKESHORE GARDENS, in the County of Klamath, State of Oregon; thence Northerly along the Westerly boundary of said Lot 56, 108.1 feet to the Northwesterly corner of said Lot 56; thence Easterly along the Northerly boundary of said Lot 56, which is also the North boundary of the SW1/4 NW1/4 of Section 25, Township 38 South, Range 8 East of the Willamette Meridian, a distance of 106 feet; thence Southwesterly in a straight line to the point of beginning, being a part of Lot 56, LAKESHORE GARDENS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon recorded on page 7 of Book 7 of Plat of Klamath County, Oregon.

Parcel 2:

Beginning at a point on the North line of the SW1/4 NW1/4 of Section 25, Township 38 South, Range 8 East of the Willamette Meridian, which is 68 feet West along the said North line of said SW1/4 NW1/4 from its intersection with the Southerly boundary of Rock Creek Road; (now known as Lakeshore Drive); thence West 82 feet along the said North line of said SW1/4 NW1/4; thence Northeasterly on a straight line to a point on the Southerly boundary of the Rock Creek Road which is 150 feet Northwesterly along the Southerly boundary of the Rock Creek Road from its intersection with the Northerly line of said SW1/4 NW1/4 of Section 25; thence Southeasterly along the Southerly boundary of the Rock Creek Road a distance of 75 feet; thence Southwesterly in a straight line to the point of beginning.

Also, beginning at a point on the Northerly boundary of the Rock Creek Road which is 150 feet Northwesterly along the said Northerly boundary of the Rock Creek Road from its intersection with the North line of the SW1/4 NW1/4 of Section 25, Township 38 South, Range 8 East of the Willamette Meridian; thence due North 20 feet, more or less, to the water line of Upper Klamath Lake; thence Southeasterly along the said water line of Upper Klamath Lake, a distance of 75 feet; thence due South 20 feet, more or less to the Northerly boundary of the Rock Creek Road; thence Northwesterly along the Northerly boundary of the Rock Creek Road 75 feet, to the point of beginning, both parcels being located in Lot 1, Section 25, Township 38 South, Range 8 East of the Willamette Meridian.