

MT88598-LW



THIS SPACE

2010-012387

Klamath County, Oregon



00091921201000123870020027

10/20/2010 11:30:16 AM

Fee: \$42.00

After recording return to:

LAURA L. HEYDEN

P.O. BOX 453-42

MALIN, OR 97632 Merrill, OR 97633

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

LAURA L. HEYDEN

P.O. BOX 453-42

MALIN, OR 97632 Merrill, OR 97633

Escrow No. MT88598-LW

Title No. 0088598

SWD-EM r.012910

### STATUTORY WARRANTY DEED

SARAH J. MINTO, Grantor(s) hereby convey and warrant to LAURA L. HEYDEN and DAVID E. BRIGHTMAN not as tenants in common, but with right of survivorship, 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:

A parcel of land in the S1/2 NE1/4 SE1/4 of Section 11, Township 41 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a monument which is the section corner common to Sections 2 and 1, 11 and 12 and also marks the center line intersection of Front and Main Street in Merrill, Oregon; thence South 0°02' West, 3460.7 feet and West 30.5 feet to a 1/2" rebar and the true point of beginning; thence South 87°5' West, 1312.0 feet along fence line, more or less, to West line NE1/4 SE1/4 of Section 11; thence North 0°05' West, 286.2 feet along said West line to a point; thence South 89°51' East, 1087.2 feet to a point; thence South 0°02' West, 100.0 feet to 1/2" iron rebar; thence South 89°51' East 225.0 feet to 1/2" rebar; thence South 0°02' West, 134.7 feet 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 \$185,000.00.

42AWT

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 14 day of October, 2010.

Sarah J. Minto  
SARAH J. MINTO

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on October 14, 2010 by SARAH J. MINTO.

Lisa Weatherby  
(Notary Public for Oregon)

My commission expires 11/20/2011

