

2010-012650

Klamath County, Oregon



00092235201000126500020027

10/27/2010 03:15:29 PM

Fee: \$42.00



After recording return to:
Emily Ann Galindo
5658 Independence Avenue
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Emily Ann Galindo
5658 Independence Avenue
Klamath Falls, OR 97603

File No.: 7021-1645944 (ALF)
Date: October 19, 2010

THIS SPACE

1st 1645944

STATUTORY WARRANTY DEED

Bill Nash, Grantor, conveys and warrants to **Emily Ann Galindo**, 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 TRACT OF LAND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF TRACT 32, INDEPENDENT TRACTS, WHICH LIES SOUTH 78° 23' EAST ALONG THE NORTH LINE OF SAID TRACT 32, A DISTANCE OF 127.095 FEET FROM THE IRON PIN WHICH MARKS THE NORTHWEST CORNER OF SAID TRACT 32 AND RUNNING; THENCE SOUTH 0° 13' EAST A DISTANCE OF 188.01 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SAID TRACT 30 OF INDEPENDENCE TRACTS; THENCE SOUTH 71° 23' EAST ALONG THE SOUTH LINE OF SAID TRACT 30, A DISTANCE OF 42.25 FEET; THENCE NORTH 0° 13' WEST A DISTANCE OF 193.2 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID TRACT 32; THENCE NORTH 78° 23' WEST ALONG THE NORTH LINE OF SAID TRACT 32; A DISTANCE OF 40.865 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING, AND BEING A PORTION OF TRACTS 30, 31 AND 32 OF INDEPENDENCE TRACTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

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 **\$76,362.00**. (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.

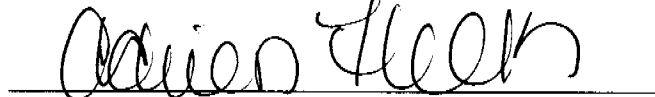
Dated this 22 day of October, 2010



Bill Nash

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 22 day of October, 2010
by **Bill Nash**.



Notary Public for Oregon

My commission expires: 12-3-10

