

NTC 88023-KR



THIS SPACE

2010-013132

Klamath County, Oregon



00092801201000131320030036

11/10/2010 11:20:40 AM

Fee: \$47.00

After recording return to:

Shawn Breslin

31850 Modoc Point Road

Chiloquin, OR 97624

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

Shawn Breslin

31850 Modoc Point Road

Chiloquin, OR 97624

Escrow No. MT88023-KR

Title No. 0088023

SWD r.012910

### STATUTORY WARRANTY DEED

**Bradbury F. Cheney and Steve Rogers, as tenants in common, each as to an undivided 1/2 interest, Grantor(s) hereby convey and warrant to Shawn Breslin and Jill Breslin, 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 WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

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 **\$235,000.00**.

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.

47 Amt

Dated this 11<sup>th</sup> day of August, 2010.

Bradbury F. Cheney  
Bradbury F. Cheney

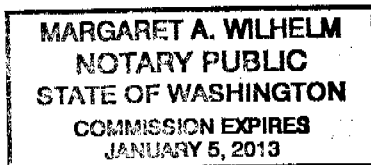
Steve Rogers  
Steve Rogers

State of Washington

County of Pierce

On this day personally appeared before me Bradbury F. Cheney and Steve Rogers to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand official seal this 11<sup>th</sup> day of August, 2010



Printed Name: Margaret A. Wilhelm

Notary Public in and for the State of

Washington residing at Gig Harbor, WA

My appointment expires 01-05-13

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

That portion of Government Lot 5, Section 29, Township 35 South, Range 7 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point 2425 feet West and 660 feet South of the 1/4 section corner between Sections 20 and 29, Township 35 South, Range 7 East, Willamette Meridian, Klamath County, Oregon, in the middle of the County Road leading from Klamath Falls to Klamath Agency; thence West 215 feet to the Northwest corner of Lot 5, Section 29; thence South 660 feet to the Southwest corner of said Lot 5; thence East 475 feet to the middle of said County Road; thence North 22°28' West 707 feet along said road to the place of beginning.

SAVING AND EXCEPTING THEREFROM the following described portion of Government Lot 5, said Township and Range:

Beginning at the Southwest corner of Government Lot 5, from which the quarter corner common to Sections 29 and 30 bears South 1320.00 feet; thence North along the West line of Government Lot 5, 34.53 feet; thence East 459.58 feet to the centerline of Modoc Point Road; thence along said centerline South 21°13'55" East, 32.29 feet to the South line of Government Lot 5; thence along said South line South 89°25'18" West 471.17 feet to the point of beginning.

ALSO INCLUDING the following described portion of Government Lot 10, Section 30, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon:

Beginning at a point which is 1760.22 feet North of the 1/4 section corner between Sections 29 and 30, Township 35 South, Range 7 East, Willamette Meridian, Klamath County, Oregon; thence North 245.52 feet; thence West 139.92 feet to the East bank of the Williamson River; thence in a Southwesterly direction 324.72 feet along the East bank of the Williamson River; thence East 352.44 feet to the point of beginning.

ALSO INCLUDING that portion of Government Lot 10 described as follows:

Beginning at a point which is 1760.22 feet North of the 1/4 section corner between Sections 29 and 30 said Township and Range; thence South 15.29 feet; thence South 80°46'13" West 454.50 feet, more or less, to the Easterly bank of the Williamson River; thence Northeasterly along said Easterly bank 112 feet, more or less, thence East 368.00 feet to the point of beginning.