

NS

2010-013850
Klamath County, Oregon



00093671201000138500020021

12/06/2010 12:16:28 PM

Fee: \$42.00

Grantor's Name and Address

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Bessie L. Wilson
7839 Markgraf Lane
Klamath Falls, Or. 97603

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Bessie L. Wilson
7839 Markgraf Lane
Klamath Falls, Or. 97603

SPACE RE
FOI
RECORDE

By _____, Deputy.

SPECIAL WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Bessie L. Wilson

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Bessie L. Wilson and David S. Ferguson with rights of survivorship hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

See exhibit A.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that the real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 169,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the (indicate which) consideration. (The sentence between the symbols \oplus , if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument this 6 day of December, 192010; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

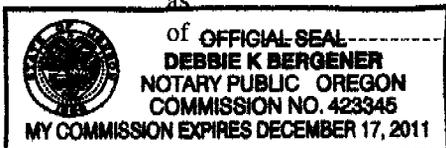
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Bessie L. Wilson

STATE OF OREGON, County of Klamath) ss. 12-6-10
This instrument was acknowledged before me on Bessie L. Wilson, 192010,

by _____
This instrument was acknowledged before me on _____, 19____,

by _____
as _____



Debbie K Bergener
Notary Public for Oregon
My commission expires 12-17-2011

EXHIBIT "A"
LEGAL DESCRIPTION

37038

A piece or parcel of land located in Lot 7 of Section 6, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the section corner at the Southwesterly corner of the said Section 6, and running thence North 89° 48' East along the section line marking the Southerly boundary of the said Section 6, 939.5 feet; thence North 0° 27' West and parallel with the Section line marking the Westerly boundary of the said Section 6, 424.6 feet to the true point of beginning of this description; thence North 89° 48' East, 200.00 feet; thence South 0° 27' East 165.0 feet, more or less, to the right of way line of the High Line Ditch of the Enterprise Irrigation District, which is a line twenty feet distant Northeasterly from the center line of said ditch as the same is now located and constructed; thence following said right of way line Northwesterly to a point from which the said point of beginning bears North 0° 27' West: thence North 0° 27' West 42.9 feet, more or less, to the said point of beginning.

Tax Account No: 3910-006CC-00200-000

Key No: 589367

BHU

Unofficial Copy