

UTC 89103-KR

THIS SPAC

2010-014712  
Klamath County, Oregon



12/30/2010 11:19:36 AM

Fee: \$37.00

After recording return to:

Russell D. Zakour  
4424 Winter Avenue  
Klamath Falls, OR 97603

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

Russell D. Zakour  
4424 Winter Avenue  
Klamath Falls, OR 97603

Escrow No. MT89103-KR  
Title No. 0089103  
SWD r.012910

### STATUTORY WARRANTY DEED

**Duane E. Krowen and Maxine D. Krowen, as tenants by the entirety, Grantor(s) hereby convey and warrant to Russell D. Zakour, 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 tract of land situated in the S1/2 of the SW1/4 of the NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the East-West quarter line which lies North 88°57' East a distance of 806.50 feet from the iron axle which marks the one-quarter section corner common to Sections 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian, and running thence; continuing North 88°57' East a distance of 75.5 feet along the East-West quarter line; thence North 1°12' West parallel to the West Section line of said Section 11, a distance of 331.4 feet to a point; thence South 88°57' West parallel to the East-West quarter line a distance of 75.5 feet to a point; thence South 1°12' East a distance of 331.4 feet, more or less, to the point of beginning, EXCEPT any portion lying within Winter Avenue.

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:

The true and actual consideration for this conveyance is \$127,500.00.

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 29th day of December, 2010.

Duane E. Krowen  
Duane E. Krowen

Maxine D. Krowen  
Maxine D. Krowen

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Dec. 29, 2010 by Duane E. Krowen and Maxine D. Krowen.



Kristi L. Redd  
(Notary Public for Oregon)

My commission expires 11/16/2011

37AM