

2011-001389

Klamath County, Oregon



00096442201100013890030031

02/07/2011 03:45:29 PM

Fee: \$47.00



THIS SPA

After recording return to:
Howard J Tompkins and Cynthia F
Tompkins
27119 Rocky Point Road
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Howard J Tompkins and Cynthia F
Tompkins
27119 Rocky Point Road
Klamath Falls, OR 97601

File No.: 7021-1677680 (ALF)
Date: January 19, 2011

1st 1677680
STATUTORY WARRANTY DEED

Wocus Mini Storage, LLC, an Oregon limited liability company, Grantor, conveys and warrants to Howard J Tompkins and Cynthia F Tompkins, husband and wife as tenants by the entirety, 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:

PARCEL ONE:

A tract of land situated in the SE1/4 SW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a point on the Westerly right of way line of the old The Dalles-California Highway, which point is 489.5 feet North 89° 49' West along the East-West quarter line and South 6° 02' West along the Westerly right of way of said highway 2,100.49 feet from the center of Section 7, said Township and Range, and running thence South 6° 02' West along the Westerly right of way line a distance of 173.6 feet to a point; thence North 89° 42' West parallel to the South line of said Section 7, a distance of 486.54 feet to a point; thence North 6° 02' East parallel to above mentioned Westerly right of way line a distance of 172.65 feet to a point; thence South 89° 49' East a distance of 480.54 feet to the point of beginning.

A tract of land situated in the S1/2 SW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows: Beginning at a point which lies North 89° 49' West along the quarter line a distance of 976.04 feet and South 6° 02' West parallel to the centerline of the Old Dalles-California Highway a distance of 2100.6 feet from the center of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, said point being the Southeast corner of that tract conveyed by deed recorded in Volume 149 Page 149; thence continuing South 6° 02' West a distance of 172.65 feet to a point; thence North 89° 49' West parallel to the above mentioned quarter line to a point on the Easterly right of way line of the New Dalles-California Highway; thence in a Northwesterly direction along said right of way line of said new highway to a point on the Easterly right of way line of said new highway which is North 89° 49' West a distance of 132 feet, more or less, from the point of beginning; thence South 89° 49' East a distance of 132 feet, more or less, to the point of beginning.

PARCELS TWO AND THREE:

A tract of land located in the SE1/4 SW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pipe marking the quarter corner common to Sections 7 and 18, Township and Range aforesaid, thence North 89° 42' West a distance of 770.8 feet; thence North 6° 02' East a distance of 290.9 feet to a point on the Westerly right of way line of the Dalles California Highway, which point is at the Southeast corner of the tract herein described; thence North 6° 02' East a distance of 112.1 feet; thence North 89° 42' West a distance of 591.8 feet; thence South 0° 01' West a distance of 111.5 feet; thence South 89° 42' East a distance of 580 feet to the point of beginning, excepting that portion conveyed to the State of Oregon, by and through its State Highway Commission by deed recorded on Page 65 of Volume 138, Deed records of Klamath County, Oregon.

TOGETHER WITH that portion of land located in the SE1/4 SW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon being more particularly described as follows: Commencing at the one-quarter corner common to Sections 7 and 18, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence North 89° 42' West, 770.80 feet to a point on the Westerly right of way line of the former Dalles-California Highway, now a county road; thence North 06° 02' East along said Westerly right of way line, 280.90 feet to the point of beginning for this description; thence North 89° 42' West 260.00 feet; thence North 06° 02' East 10.00 feet; thence South 89° 42' East 260.00 feet to a point on the Westerly right of way line of the aforementioned County Road. Thence South 06° 02' West 10.00 feet to the point of beginning.

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 **\$385,000.00**. (Here comply with requirements of ORS 93.030)

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 7 day of February, 20 11.

Wocus Mini Storage, LLC, an Oregon limited liability company

Gary Price
By: Gary Price

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 7 day of February, 20 11
by Gary Price as of Wocus Mini Storage, LLC, on behalf of the limited liability company.

Adrien Fleek
Notary Public for Oregon
My commission expires: 12-31-14

