

UTC 89680-LW



2011-001650
Klamath County, Oregon

THIS SPA



00096750201100016500020025

02/11/2011 03:25:16 PM

Fee: \$42.00

After recording return to:

TORI GRAHAM

33008 HIGHWAY 50

MALIN, OR 97632

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

TORI GRAHAM

33008 HIGHWAY 50

MALIN, OR 97632

Escrow No. MT89680-LW

Title No. 0089680

SWD-FM r.012910

STATUTORY WARRANTY DEED

PEGGY J. JARRETT, Grantor(s) hereby convey and warrant to **TORI GRAHAM and LAWRENCE GRAHAM**, 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:

PARCEL 1:

Beginning at a point on the South line of the SW1/4 NE1/4 of Section 4, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, which point is 895.5 feet East of the center of Section 4; thence North 5°45' West 1330.5 feet, more or less, to the North line of said SW1/4 NE1/4 of said Section 4; thence East on the forty line to the Northeast corner of said SW1/4 NE1/4 of said Section 4; thence South on the East line of said SW1/4 NE1/4 of said Section 4 to its intersection with the North right of way line of the High Line Canal of the Malin Irrigation District as now located and constructed; thence following the said North right of way line of the High Line Canal of the Malin Irrigation District Westerly and Southerly to its intersection with the said South line of said SW1/4 NE1/4 of said Section 4; thence West on said South line of the said SW1/4 NE1/4 of said Section 4 to the point of beginning, being and situate in the SW1/4 NE1/4 of Section 4, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2:

That part of the SW1/4 NE1/4 of Section 4, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, lying South and East of the High Line Canal of the Malin Irrigation District as located and constructed.

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 **\$40,000.00**.

429m

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 11 day of February, 2011.

Peggy J. Jarrett
PEGGY J. JARRETT

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on February 11, 2011 by PEGGY J. JARRETT.

Lisa Weatherby
(Notary Public for Oregon)
My commission expires 11/20/2011

