

WTC 89749-KR

THIS SPA

2011-001678

Klamath County, Oregon



02/14/2011 03:28:51 PM

Fee: \$42.00

After recording return to:

Jo Anne Wallenhorst

17823 Co. Rd 85B

Esparto, CA 95627

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

Jo Anne Wallenhorst

17823 Co. Rd 85B

Esparto, CA 95627

Escrow No. MT89749-KR

Title No. 0089749

SWD r.012910

STATUTORY WARRANTY DEED

Donald D. McCullough, Grantor(s) hereby convey and warrant to **Jo Anne Wallenhorst**, 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:

The true and actual consideration for this conveyance is **\$349,500.00**.

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 14 day of FEB 2011.

Donald D. McCullough
Donald D. McCullough

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 2-14, 2011 by Donald D. McCullough.

Deborah Anne Sinnock
(Notary Public for Oregon)

My commission expires 9-8-13



42Amt

EXHIBIT "A"
LEGAL DESCRIPTION

The N1/2 NW1/4 of Section 8, Township 41 South, Range 12 East of the Willamette Meridian, lying North of the U.S.R.S. Canal in Section 8, in the County of Klamath, State of Oregon.

SAVING AND EXCEPTING that portion more particularly described as follows:

Beginning at the Northwest corner of said Section 8, which lies on the centerline of Harpold Road, according to Survey #1521 as filed in the office of the County Surveyor; thence Easterly along the North line of said Section 8 to the Northeast corner of the NW1/4 of said Section 8, said point being a fence corner according to Survey #1521; thence South 00°01' East along a fence 264 feet; thence Westerly parallel to said North line to the West line of said Section 8, said West line being the centerline of Harpold Road; thence North along said West line and the centerline of Harpold Road, 264 feet to the point of beginning.