

WTC 89819-DS

THIS SPAC

2011-002801

Klamath County, Oregon



00098023201100028010020020

02/28/2011 03:29:02 PM

Fee: \$42.00

After recording return to:

KYLA R. PACE

7609 Jacks Way

Klamath Falls, OR 97603

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

KYLA R. PACE

7609 Jacks Way

Klamath Falls, OR 97603

Escrow No. MT89819-DS

Title No. 0089819

SWD r.013111

STATUTORY WARRANTY DEED

PHILLIP BOERSMA and ANNETTE BOERSMA, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

KYLA R. PACE and MARVIN T. PACE, JR., 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:

A tract of land situated in the S1/2 NW1/4 of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Section 18; thence South 00°01'10" West 1328.73 feet to the Northwest corner of said S1/2 NW1/4 of said Section 18; thence South 89°59'04" East along the North line of said S1/2 NW1/4 of said Section 18, 568.93 feet; thence South 00°02'42" East 160.00 feet to the true point of beginning of this description; thence South 00°02'42" East 262.87 feet; thence North 64°56'14" West 219.53 feet; thence North 79°13'44" West 136.41 feet; thence along the arc of a curve to the right (central angle=20°13'30" and radius=380.00 feet) 134.14 feet; thence North 59°00'14" West 101.65 feet to a point on the Easterly right of way line of State Highway 39; thence North 00°02'42" West along said Easterly right of way line 44.61 feet; thence South 89°59'04" East 544.51 feet to the true point of beginning of this description with bearings based on record of survey 2843 as recorded in the office of Klamath County Surveyor.

TOGETHER WITH a perpetual and non-exclusive easement for access to and egress from the above described property along and upon the following described strip of land; a 60 foot strip of land situated in the N1/2 of Section 18, Township 39 South, Range 10 East of the Willamette Meridian being 30 feet on either side of measured at right angles from the following described center line; beginning at a point on the Easterly right of way line of State Highway 39, said point being South 00°01'10" West 2162.47 feet and South 89°51'42" East 25.31 feet from the Northwest corner of said Section 18; thence South 89°51'42" East 599.83 feet; thence North 00°02'42" West 439.32 feet.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

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:

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FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

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 \$265,000.00.

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 24 day of February, 2011.

X Phillip Boersma
PHILLIP BOERSMA

X Annette Boersma
ANNETTE BOERSMA

State of Arizona
County of Mohave

This instrument was acknowledged before me on February 24, 2011 by PHILLIP BOERSMA and ANNETTE BOERSMA.

Paulina Romero
(Notary Public)

My commission expires June 22, 2014

