



THIS SPAC

2011-003058

Klamath County, Oregon



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03/02/2011 03:02:51 PM

Fee: \$42.00

After recording return to:

JESSE J. WITHERS

2076 LAKESHORE DR.

KLAMATH FALLS, OR 97601

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

JESSE J. WITHERS

2076 LAKESHORE DR.

KLAMATH FALLS, OR 97601

Escrow No. MT89780-LW

Title No. 0089780

SWD r.013111

STATUTORY WARRANTY DEED

MARVIN R. TIDWELL and MARTHA H. TIDWELL, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

JESSE J. WITHERS,

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:

Tract No. 10 of KIELSMEIER ACRE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM, the following:

All that portion of Tract 10 of Kielsmeier Acre Tracts lying Easterly of the Enterprise Irrigation District canal, more particularly described as follows:

Beginning at the Northeast corner of said Lot 10; thence North 89°52' West, along the North line of said Lot, a distance of 148.0 feet to the center line of the Enterprise Canal; thence along said center line South 16°55' East a distance of 75.0 feet; thence South 24°10' East, a distance of 35.43 feet to a point of the South line of said Lot 10; thence leaving said Canal center line, North 89°52' East, along the South line of said Lot 10, a distance of 111.67 feet to the Southeast corner of Lot 10; thence North, along the East line of Lot 10, a distance of 104.0 feet to the point of beginning.

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

427W

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 **\$64,000.00**.

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 28 day of February, 2011.

Marvin R. Tidwell
MARVIN R. TIDWELL

Martha H. Tidwell
MARTHA H. TIDWELL

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on February 28, 2011 by MARVIN R. TIDWELL and MARTHA H. TIDWELL.

Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/2011

