

1592468

2011-003595

Klamath County, Oregon



THIS SPACE



00098975201100035950030032

03/15/2011 03:23:51 PM

Fee: \$47.00

After recording return to:
Joe Keith Hamilton and Vera K.
Hamilton

Until a change is requested all tax statements
shall be sent to the following address:
Joe Keith Hamilton and Vera K.
Hamilton
Same As Above

File No.: 7021-1592468 (ALF)
Date: June 28, 2010

STATUTORY WARRANTY DEED

Ross Lay, Grantor, conveys and warrants to **Joe Keith Hamilton and Vera K. Hamilton 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 1:

A TRACT OF LAND LOCATED IN TRACT 17, ENTERPRISE TRACTS, SITUATED IN SECTION 34, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF TRACT 17 OF ENTERPRISE TRACTS LYING SOUTHWEST OF ALAMEDA AND EAST OF THE EASTERLY RIGHT OF WAY LINE OF THE UNITED STATES BUREAU OF RECLAMATION MAIN CANAL.

PARCEL 2:

LEGAL DESCRIPTION OF A PORTION OF THE U.S.B.R. "A" CANAL.

SITUATED IN THE SW 1/4 SE 1/4 OF SECTION 34, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

The True Consideration for this conveyance is \$185,000.00

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BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF SHASTA WAY AND THE EASTERLY RIGHT OF WAY LINE OF THE USBR "A" CANAL FROM WHICH THE SOUTHEAST CORNER OF SECTION 34 BEARS S00°06'28"E 30.00 FEET AND S89°53'32"W 1838.58 FEET, THENCE N14°14'00"E ALONG SAID USBR "A" CANAL RIGHT OF WAY 89.85 FEET AND ALONG A CURVE TO THE LEFT (RADIUS EQUALS 347.84 AND DELTA EQUALS 14°00'57") 85.09 FEET, THENCE LEAVING SAID RIGHT OF WAY LINE N82°20'12"W 10.19 FEET, THENCE S07°39'48"W 174.21 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SHASTA WAY, THENCE N89°53'32"E ALONG THE NORTHERLY RIGHT OF WAY LINE OF SHASTA WAY 0.56 FEET TO THE POINT OF BEGINNING. WITH BEARINGS BASED ON R.O.S. 7784 ON FILE AT THE OFFICE OF THE KLAMATH COUNTY SURVEYOR.

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 **\$185,000.00**. (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 9th day of March, 2011.

Ross Lay
Ross Lay

STATE OF ~~Oregon~~ Hawaii)
County of ~~Klamath~~ Maui) ss.

This instrument was acknowledged before me on this 9th day of March, 2011 by **Ross Lay**.

Carolyn Aheong
Notary Public for Hawaii

My commission expires: 10/31/2012

NOTARY PUBLIC CERTIFICATION

Carolyn Aheong Second Judicial Circuit
Doc. Description: Statutory

warranty deed

No. of Pages: 13 Date of Doc. 3/9/11

Carolyn Aheong
Notary Signature Date