

WTC 89191-MS

THIS SPACE

2011-003827

Klamath County, Oregon



00099264201100038270030037

03/21/2011 03:07:37 PM

Fee: \$47.00

After recording return to:

Joseph J. Vaccaro

1125 Adams Street, Ste #D

Klamath Falls, OR 97601

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

Joseph J. Vaccaro

1125 Adams Street, Ste #D

Klamath Falls, OR 97601

Escrow No. MT89191-MS

Title No. 0089191

SWD r.031511

STATUTORY WARRANTY DEED

Joseph J. Vaccaro,

Grantor(s), hereby convey and warrant to

Joseph J. Vaccaro and Mieke L. Vaccaro, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

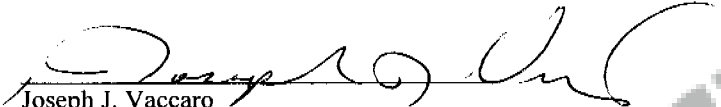
The true and actual consideration for this conveyance is \$0.00.

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:

47and


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.

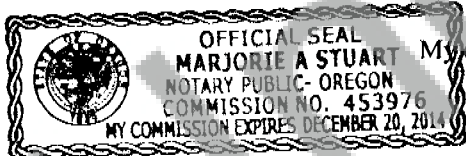
Dated this 16th day of March, 2011


Joseph J. Vaccaro

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 3/16 2011 by Joseph J. Vaccaro.


(Notary Public for Oregon)



My commission expires 12/20/14

LEGAL DESCRIPTION

"EXHIBIT A"

The N1/2 of the following described property:

A parcel of land situated in the SW1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 1/2 inch iron pin marking the Northeast corner of said SW1/4; thence South along the East line of said SW1/4, 1268.97 feet to a 1/2 inch iron pin on the Westerly right-of-way of Pine Grove Road, a county road; thence Southwesterly along said right-of-way (long chord = South $14^{\circ} 37' 27''$ West, 64.82 feet) to a 1/2 inch iron pin at the intersection of said right-of-way line with the South line of the NE1/4 of said SW1/4; thence North $89^{\circ} 48'$ West along said South line of the NE1/4 SW1/4, 313.44 feet to a 1/2 inch iron pin marking the Southwest corner of the E1/2 E1/2 of said NE1/4 SW1/4; thence North $0^{\circ} 6' 40''$ East along the West line of said E1/2 E1/2 NE1/4 SW1/4, 1335.70 feet to a 1/2 inch iron pin marking the Northwest corner of said E1/2 E1/2 NE1/4 SW1/4; thence South $89^{\circ} 6' 22''$ East along the North line of said SW1/4, 327.25 feet to the point of beginning.

TOGETHER WITH an easement for roadway purposes 30.00 feet in width across the Northerly portion of the W1/2 E1/2 NE1/4 SW1/4 of said Section 9, being adjacent to the Southerly of the North line thereof.