

1st 1700066

2011-004428

Klamath County, Oregon



THIS SPACE



00099972201100044280030036

04/05/2011 02:26:05 PM

Fee: \$47.00

After recording return to:

Emilio Valle

5440 Hwy 97  
Klamath Falls, OR  
97601

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

Emilio Valle

5440 Hwy 97  
Klamath Falls, OR  
97601

File No.: 7021-1700066 (ALF)

Date: March 29, 2011

### STATUTORY WARRANTY DEED

**Douglas E. Neil and Beverly G. Neil, husband and wife**, Grantor, conveys and warrants to **Emilio Valle**, 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:

**THAT PARCEL OF LAND LOCATED IN THE NE 1/4 SW 1/4, SECTION 7, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON AND BEING APPROXIMATELY THE SOUTH HALF OF THE PROPERTY DESCRIBED IN VOLUME M79 PAGE 3138 RECORDS OF KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT AN IRON PIN WHICH IS THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN VOLUME M79 PAGE 3138, RECORDS OF KLAMATH COUNTY, OREGON, SAID IRON PIN BEING THE FOLLOWING TWO BEARINGS AND DISTANCES FROM THE IRON PIN MARKING THE CENTER OF SECTION 7 OF SAID TOWNSHIP AND RANGE, NORTH 89°49' WEST 976.04 FEET, ALONG THE EAST-WEST CENTER OF SECTION 7 AND SOUTH 06°02' WEST 780.3 FEET; THENCE FROM SAID IRON PIN NORTH 89°49' WEST ALONG THE SOUTHERLY LINE OF SAID PARCEL 541.6 FEET TO AN IRON PIN ON THE EASTERLY RIGHT OF WAY LINE OF THE NEW DALLES-CALIFORNIA HIGHWAY; THENCE NORTH 11°36' WEST ALONG THE EASTERLY RIGHT OF WAY OF SAID HIGHWAY 137.18 FEET TO A POINT; THENCE SOUTH 89°49' EAST 583.37 FEET TO A POINT ON THE EASTERLY LINE OF THE PARCEL DESCRIBED IN M79 PAGE 3138; THENCE SOUTH 06°02' WEST ALONG SAID EASTERLY LINE 135.00 FEE TO THE POINT OF BEGINNING, CONTAINING 1.73 ACRES, MORE OR LESS.**

**Subject to:**

Total Consideration is \$100,000.00

APN: **R429931**

Statutory Warranty Deed  
- continued

File No.: **7021-1700066 (ALF)**  
Date: **03/29/2011**

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 **\$100,000.00**. (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 5 day of April, 2011.

Douglas E. Neil  
Douglas E. Neil

Beverly G. Neil  
Beverly G. Neil

STATE OF Oregon )  
)ss.  
County of Klamath )

This instrument was acknowledged before me on this 5 day of April, 2011  
by **Douglas E. Neil and Beverly G. Neil.**

Adrien Fleek

Notary Public for Oregon  
My commission expires:

12-3-14

