

1st 1696602

2011-004925

Klamath County, Oregon



00100575201100049250030038

04/18/2011 03:28:13 PM

Fee: \$47.00



THIS SPAC

After recording return to:
William D. Lee, Sr.
35825 South Chiloquin Road
Chiloquin, OR 97624

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

William D. Lee, Sr.
35825 South Chiloquin Road
Chiloquin, OR 97624

File No.: 7021-1696602 (SFK)

Date: March 18, 2011

STATUTORY WARRANTY DEED

SOFCU Community Credit Union, Grantor, conveys and warrants to **William D. Lee, Sr.**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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 **\$60,000.00**. (Here comply with requirements of ORS 93.030)

f

APN: R232402

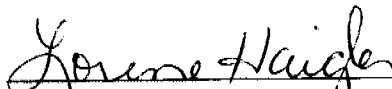
Statutory Warranty Deed
- continued

File No.: 7021-1696602 (SFK)
Date: 03/18/2011

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 14th day of April, 2011.

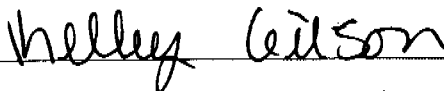
SOFCU Community Credit Union


By: Lorene Haigler, Vice President of
Lending

STATE OF Oregon)
)ss.
County of ~~Klamath~~ Josephine)

This instrument was acknowledged before me on this 14th day of April, 2011
by Lorene Haigler as Vice President of Lending of SOFCU Community Credit Union, on behalf of the .




Notary Public for Oregon
My commission expires: March 20, 2014

APN: R232402

Statutory Warranty Deed
- continued

File No.: 7021-1696602 (SFK)
Date: 03/18/2011

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

A PARCEL OF LAND SITUATE IN GOVERNMENT LOT 28, SECTION 9, TOWNSHIP 35 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 28; THENCE ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 28, SOUTH 89° 53 3/4' EAST 1000.32 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING ALONG THE NORTH LINE OF GOVERNMENT LOT 28, SOUTH 89° 53 3/4' EAST TO THE NORTHEAST CORNER OF GOVERNMENT LOT 28; THENCE SOUTH ALONG THE EAST LINE OF GOVERNMENT LOT 28 TO THE SOUTHEAST CORNER OF GOVERNMENT LOT 28; THENCE ALONG THE SOUTH LINE OF GOVERNMENT LOT 28, NORTH 89° 49 3/4' WEST TO A POINT THAT BEARS SOUTH 89° 49 3/4' EAST 1001.25 FEET ALONG THE SAID SOUTH LINE FROM THE SOUTHWEST CORNER OF GOVERNMENT LOT 28; THENCE NORTH TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH INGRESS AND EGRESS IN EASEMENT AGREEMENT RECORDED JANUARY 19, 2000 IN VOLUME M00 PAGE 1696, RECORDS OF KLAMATH COUNTY, OREGON.