

NOT 87631-DS

THIS SPACE

2011-006275

Klamath County, Oregon



00102147201100062750020024

05/18/2011 03:09:46 PM

Fee: \$42.00

After recording return to:
CHRISTINA LANE-GEORGE
5495 Wocus Rd.
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
CHRISTINA LANE-GEORGE
5495 Wocus Rd.
Klamath Falls, OR 97601

Escrow No. MT87631-DS
Title No. 0087631
SWD r.042611

STATUTORY WARRANTY DEED

PEARL L. HUSTEAD,

Grantor(s), hereby convey and warrant to

CHRISTINA LANE-GEORGE,

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:

A parcel of land situated in the NE1/4 SW1/4 of Section 7, Township 38 South, Range 9, East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Easterly right of way line of the Dalles-California Highway, which point bears North 89° 49' West 429.2 feet; thence south 6° 20' West 662.2 feet from the center of Section 7, Township 38 South, Range 9, East of the Willamette Meridian, Klamath County, Oregon, which point is at the Northwest corner of the tract herein described; thence South 89° 49' East, 486.5 feet to a point; thence South 6° 20' West 90 feet to a point; thence North 89° 49' West 486.5 feet to a point; thence North 6° 20' East along the Easterly right of way line of the Dalles-California Highway, 90 feet to the place of beginning.

The true and actual consideration for this conveyance is **\$92,000.00**.

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:

42PMJ

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 14th day of May, 2011
Pearl L. Hustead
PEARL L. HUSTEAD

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on May 14, 2011 by PEARL L. HUSTEAD.

Lauren R. Fleet
(Notary Public for Oregon) Washington
My commission expires 01-19-2014

