



THIS SPACE

2011-006456

Klamath County, Oregon



00102374201100064560020024

05/24/2011 03:18:41 PM

Fee: \$42.00

After recording return to:

D & P Properties, A Partnership

1143 Pine Street

Klamath Falls, OR 97601

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

D & P Properties, A Partnership

1143 Pine Street

Klamath Falls, OR 97601

Escrow No. MT90472-MS

Title No. 0090472

SWD1 r.041111

STATUTORY WARRANTY DEED

Pacific Crest Federal Credit Union,

Grantor(s), hereby convey and warrant to

D & P Properties, A Partnership,

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 **\$42,000.00**.

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:

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 20th day of May, 2011.

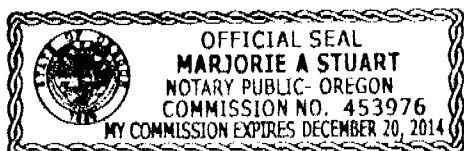
Pacific Crest Federal Credit Union

BY: Kathie Philp
Kathie Philp, CEO

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 5/20, 2011 by Kathie Philp, as CEO for Pacific Crest Federal Credit Union.



[Signature]
(Notary Public for Oregon)

My commission expires 12/20/14

427mf

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

A tract of land situated in the W1/2 W1/2 SW1/4 NE1/4 of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at the Southwest corner of the SW1/4 NE1/4 of said Section 35; thence Northerly along the West line of the SW1/4 NE1/4 of said Section 35, 195 feet; thence Easterly at right angles to the said West line 40 feet to the true point of beginning of this description; thence continuing Easterly 20 feet; thence Northerly parallel to the West line of the SW1/4 NE1/4 of said Section 35, 45 feet; thence Westerly at right angles to said West line 20 feet; thence Southerly to the true point of beginning.

PARCEL 2:

A tract of land situated in the W1/2 W1/2 SW1/4 NE1/4 of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at the Southwest corner of the SW1/4 NE1/4 of said Section 35; thence Northerly along the West line of the SW1/4 NE1/4 of said Section 35, 195 feet; thence Easterly at right angles to the said West line 60 feet; thence Northerly parallel to said West line 15 feet to the true point of beginning of this description; thence Easterly at right angles to the West line of the SW1/4 NE1/4 of said Section 35 to a point on the Southerly right of way line of the Enterprise Irrigation District Canal as constructed; thence Northwesterly along said Southerly right of way line of said canal to a point which is 60 feet from, measured at right angles to the West line of the SW1/4 NE1/4 of said Section 35; thence Southerly to the true point of beginning.

PARCEL 3:

A tract of land situated in the W1/2 W1/2 SW1/4 NE1/4 of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a point on the West line of the SW1/4 NE1/4 of said Section 35, said point being Northerly 325.0 feet from the Southwest corner of the SW1/4 NE1/4 of said Section 35; thence Easterly at right angles to the West line of the SW1/4 NE1/4 of said Section 35 to the East line of the W1/2 W1/2 SW1/4 NE1/4 of said Section 35; thence Southerly along said East line to the Southerly right-of-way line of the Enterprise Irrigation District Canal as presently constructed; thence Northwesterly along said Southerly right-of-way line of said canal to the West line of the SW1/4 NE1/4 of said Section 35; thence Northerly along said West line to the point of beginning. EXCEPTING THEREFROM, the Westerly 60 feet of the above described tract of land.

TOGETHER WITH an Easement disclosed in Agreement recorded April 20, 1972, in Volume M72 page 4181, Deed Records of Klamath County, Oregon, and Easement disclosed by Stipulated Judgment Order entered January 13, 1989, in Case #87-414 CV in the Circuit Court Records of the State of Oregon for Klamath County.