

2011-006870

Klamath County, Oregon



THIS SPACE



00102888201100068700020025

06/03/2011 03:18:41 PM

Fee: \$42.00

After recording return to:
Bradley D. Hadley and Holly Jo
Hadley
7205 Old Midland Road
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Bradley D. Hadley and Holly Jo Hadley
7205 Old Midland Road
Klamath Falls, OR 97603

File No.: 7021-1710945 (TM)

Date: May 05, 2011

STATUTORY WARRANTY DEED

Rodney L. Weaver and Jeanette M. Weaver as tenants in common, Grantor, conveys and warrants to **Bradley D. Hadley and Holly Jo Hadley, husband and wife**, 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:

STARTING AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN; THENCE NORTH 0° 14' EAST 33.5 FEET; THENCE NORTH 89° 52' WEST 556.5 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 89° 52' WEST 146.0 FEET; THENCE NORTH 0° 14' EAST 575.32 FEET; THENCE SOUTH 89° 57' EAST 146.0 FEET; THENCE SOUTH 0° 14' WEST 575.56 FEET TO THE TRUE POINT OF BEGINNING.

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 **\$194,000.00**. (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 2 day of June, 2011.

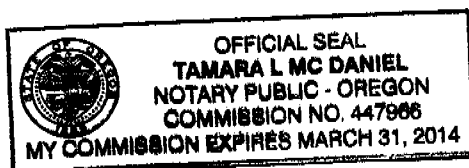
R. Weaver
Rodney L. Weaver

Jeanette M. Weaver
Jeanette M. Weaver

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 2 day of June, 2011
by **Rodney L. Weaver and Jeanette M. Weaver.**

[Signature]



Notary Public for Oregon
My commission expires: 3/31/14