

2011-007030

Klamath County, Oregon



00103078201100070300030030

06/08/2011 03:10:31 PM

Fee: \$47.00



After recording return to:
John C. Pratt

Klamath Falls, OR

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

Klamath Falls, OR

File No.: 7021-1712066 (ALF)
Date: May 05, 2011

THIS SPACE

STATUTORY WARRANTY DEED

Sherry Sloan Successor Trustee of the Robert Sloan III Living Trust dated November 2, 2009, Grantor, conveys and warrants to **John C. Pratt**, 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:

ALL OF THE SE 1/4 NW 1/4 OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 6, EAST OF THE WILLAMETTE MERIDIAN LYING EASTERLY OF STATE HIGHWAY 421, WHICH IS ALSO KNOWN AS THE ROCKY POINT ROAD AND THE WESTSIDE ROAD, EXCEPT THE FOLLOWING;

(1) THAT PORTION OF THE SE 1/4 NW 1/4 OF SAID SECTION 3 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST-WEST CENTERLINE OF SAID SECTION 3, SAID POINT BEING SOUTH 89°50' EAST 2478.64 FEET FROM THE USGLO BRASS CAP MARKING THE WEST QUARTER CORNER OF SAID SECTION 3; THENCE NORTH 75 FEET TO AN IRON PIN; THENCE SOUTH 89°50' EAST 215 FEET TO AN IRON PIN; THENCE SOUTH 150 FEET TO A POINT; THENCE NORTH 89°50 WEST 215 FEET TO AN IRON PIN; THENCE NORTH 75 FEET TO THE POINT OF BEGINNING; AND

(2) THAT PORTION OF THE SE 1/4 NW 1/4 OF SAID SECTION 3 GRANTED AND DISTRIBUTED TO KATHARINE H. SLOAN BY THE STIPULATED JUDGMENT AND DECREE OF MARRIAGE ENTERED IN THE CIRCUIT COURT OF THE STATE OF OREGON FOR JACKSON COUNTY, CASE NO. 91-3638-DI, DESCRIBED AS FOLLOWS:

Consideration \$545,000.⁰⁰

BEGINNING AT A POINT ON THE SOUTHEASTERLY RIGHT OF WAY OF THE WESTSIDE ROAD (ALSO KNOWN AS ROCKY POINT ROAD) FROM WHICH THE SOUTHWESTERLY END OF THE CABIN IDENTIFIED AS THE WINEMA (CLOSE TO SLOAN STREET AT TOP OF HILL), WHEN MEASURED AT RIGHT ANGLES TO SAID RIGHT OF WAY LINE IS 18 FEET EASTERLY; THENCE SOUTHEASTERLY 117 FEET, MORE OR LESS, TO A 94" PINE TREE AT EDGE OF DROP-OFF; THENCE SOUTHEASTERLY IN A STRAIGHT LINE TOWARDS POWER POLE C2392, 160 FEET, MORE OR LESS, TO A POINT ON THE NORTHWESTERLY LINE OF THE EASEMENT, AS DESCRIBED IN VOLUME 297 AT PAGE 105 OF THE DEED RECORDS OF KLAMATH COUNTY, OREGON; THENCE FOLLOWING SAID LINE NORTHEASTERLY AND NORTHWESTERLY TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE WESTSIDE ROAD; AND THENCE SOUTHWESTERLY TO THE 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 **\$545,000.00**. (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 31 day of May, 2011.

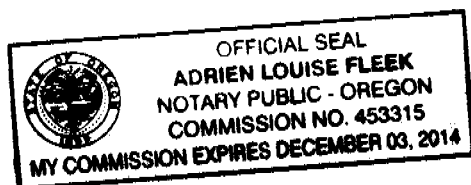
Sherry Sloan Successor Trustee of the
Robert Sloan III Living Trust dated November
2, 2009

Sherry Sloan
Sherry Sloan, Successor Trustee

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 31 day of May, 2011
by as of Sherry Sloan Successor Trustee of the Robert Sloan III Living Trust dated November 2, 2009,
on behalf of the .

Adrien Fleek



Notary Public for Oregon
My commission expires: 12-3-14