

UTC 90455-MS

THIS SPAC

2011-007290

Klamath County, Oregon



06/15/2011 03:19:48 PM

Fee: \$42.00

After recording return to:

Troy G. Parrish

4763 Climax Avenue

Klamath Falls, OR 97603

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

Troy G. Parrish

same as above

Escrow No. MT90455-MS

Title No. 0090455

SWD1 r.041111

STATUTORY WARRANTY DEED

John M. Chavarria and Carole Jeanne Chavarria, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Troy G. Parrish and Melonie M. Parrish, as tenants by the entirety,

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 \$365,000.00.

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.

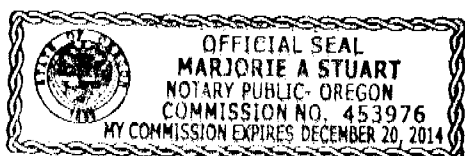
Dated this 14th day of June, 2011

John M. Chavarria

Carole Jeanne Chavarria

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 6/14, 2011 by John M. Chavarria and Carole Jeanne Chavarria.



(Notary Public for Oregon)

My commission expires 12/20/14

4/24/11

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A parcel of land situated in the NW1/4 of Section 1, Township 40 South, Range 7, East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which bears South 89° 18'17" East a distance of 1227.05 feet and South 00° 19'02" West a distance of 410.0 feet from the Northwest corner of said Section 1, said beginning point, thence South 89° 18'17" East a distance of 430.0 feet; thence South a distance of 345.98 feet to the centerline of OLD WAGON ROAD; thence along said centerline South 51° 49'40" West 223.57 feet, South 59° 19'40" West 285.98 feet, South 40° 10'34" West 21.89 feet; thence leaving OLD WAGON ROAD North 00° 19'02" East a distance of 651.99 feet, more or less to the point of beginning.