

WTC 89878-DS

THIS SPA

2011-007443
Klamath County, Oregon



06/20/2011 11:15:10 AM

Fee: \$42.00

After recording return to:

BETTY JO BRUSH

3321 Vale Rd.

Klamath Falls, OR 97603

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

BETTY JO BRUSH

3321 Vale Rd.

Klamath Falls, OR 97603

Escrow No. MT89878-DS

Title No. 0089878

SWD r.042611

STATUTORY WARRANTY DEED

RONALD WRIGHT and KIM C. WRIGHT, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

BETTY JO BRUSH and DALE L. BRUSH, 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:

A tract of land situated in the SE1/4NE1/4 of Section 7, Township 39 South, Range 10 East, Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin from which the corner common to Sections 5, 6, 7 and 8 of said Township and Range bears North 49° 02' 09" East a distance of 1,145 feet (said section corner marked by an iron axle); thence South 02° 36' 50" West 650.69 feet to the True Point of Beginning; thence continuing South 02° 36' 50" West a distance of 159.75 feet to the Southeast corner of parcel described in Deed Volume M77, page 1272, records of Klamath County, Oregon; thence North 89° 44' 05" West along the Southerly line of said parcel 409.20 feet to a 5/8 inch iron pin on the apparent Easterly right of way line of Booth Road; thence 30 feet, more or less, to the West line of the E1/2 NE1/4 of said Section 7; thence Northerly along said West line a distance of 159.75 feet, more or less, to a point which bears West of the point of beginning; thence East to the true point of beginning.

SAVING AND EXCEPTING THEREFROM a strip of land 30 feet wide along the West side thereof conveyed to Klamath County, Oregon, by deed recorded September 18, 1961, Volume 332, page 287, Deed Records of Klamath County, Oregon.


The true and actual consideration for this conveyance is **\$200,000.00**.

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:

420hct

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.

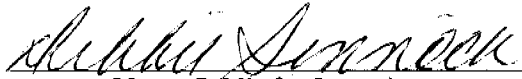
Dated this 14 day of June, 2011.


RONALD WRIGHT


KIM C. WRIGHT

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 6-14-, 2011 by RONALD WRIGHT and KIM C. WRIGHT.


(Notary Public for Oregon)

My commission expires 9-8-13

