

2011-008113

Klamath County, Oregon



00104449201100081130020026

THIS SPACE

07/11/2011 10:01:30 AM

Fee: \$42.00

After recording return to:

3357 Royal St.,  
Eugene OR 97402

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

### STATUTORY WARRANTY DEED

Kenneth C. Klopp and Betty M. Klopp, Grantor,  
conveys and warrants to Betty M. Klopp, 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 Lane, State of Oregon, described as follows:

(Parcel 2-A)

Beginning at a 3/4 inch iron pipe marking the Northwest corner of the Northeast one quarter of the Northeast one quarter of Section 16, Township 26 South, Range 10 East of the Willamette Meridian, from which point the Northeast corner of said Section 16 bears South 89° 27' 24" East 1328.73 feet, run thence along the West line of the Northeast one quarter of the Northeast one quarter of said Section 16 South 00° 15' 40" East 283.07 feet to a point, thence leaving said line South 35° 08' 26" East 758.09 feet to a point on a private roadway, thence along said roadway North 45° 02' 33" East 330.00 feet to a point thence leaving said roadway North 45° 03' 25" West 948.21 feet to the Point of Beginning, all in Klamath County, Oregon.

**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 \$ 0.00 (Here comply with requirements of ORS 93.030)

Statutory Warranty Deed  
- continued

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.

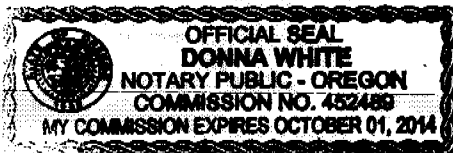
Dated this 5<sup>th</sup> day of July, 2011.

Butterfly Kloppe

Donna White

STATE OF Oregon )  
County of Lane )ss.

This instrument was acknowledged before me on this 5<sup>th</sup> day of July, 2011  
by Donna White, Notary



Notary Public for Oregon  
My commission expires:

Oct 1, 2014