

NOTE 90845-LW

THIS SPACE F

2011-008454

Klamath County, Oregon



07/20/2011 11:15:08 AM

Fee: \$42.00

After recording return to:

MICHAEL G. VOIGHT

2860 WESTGATE DRIVE

KLAMATH FALLS, OR 97603

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

MICHAEL G. VOIGHT

2860 WESTGATE DRIVE

KLAMATH FALLS, OR 97603

Escrow No. MT90845-LW

Title No. 0090845

SWDI r.041111

STATUTORY WARRANTY DEED

JONI LYNN DRINKWATER and CARL STEPHEN BRANCH not as tenants in common, but with right of survivorship,

Grantor(s), hereby convey and warrant to

MICHAEL G. VOIGHT and DEBRA D. VOIGHT, 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 **\$280,000.00**.

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:

2011-2012 Real Property Taxes a lien not yet due and payable.

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.

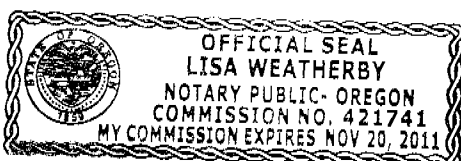
Dated this 19 day of July, 2011.

Joni Lynn Drinkwater
JONI LYNN DRINKWATER

Carl Stephen Branch
CARL STEPHEN BRANCH

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 19, 2011 by JONI LYNN DRINKWATER and CARL STEPHEN BRANCH.



Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/2011

422m

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 4 in Block 1 in SHIELD CREST – TRACT 1172, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO, Lot 1 in Block 1 SHIELD CREST TRACT 1171, according to the official plat thereof on file in the Office of the County Clerk, Klamath County, Oregon, SAVING AND EXCEPTING Parcels 1 and 2 of Land Partition 60-92.

ALSO EXCEPTING THEREFROM that portion deeded to Shield Crest Water Company by instrument recorded in Volume M05 at page 09427, Microfilm Records of Klamath County, Oregon, to wit:

A parcel of land situated on a portion of Lot 1, Block 1, TRACT 1172-SHIELD CREST, in the SW1/4 of Section 5, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Northwest corner of Lot 1, Block 1, TRACT 1172-SHIELD CREST; thence along the North line of said Lot 1 South $88^{\circ}49'47''$ East 38.48 feet; thence leaving said North line South $01^{\circ}10'13''$ West 150 feet to the North line of Parcel 1 of Land Partition 60-92; thence along said North line and the North line of Parcel 2 of said Land Partition North $88^{\circ}49'47''$ West 105.18 feet to the Northwest corner of said Parcel 2; thence North $25^{\circ}08'41''$ East 164.18 feet to the point of beginning.

Also together with an undivided interest in all those private roads shown on the plat and more particularly described in Declaration recorded in Volume M84 on page 4256, and in Easement recorded May 23, 1990, in Volume M-90 on page 9828, Deed Records of Klamath County, Oregon.