

LET 88720-DS



THIS SPACE

2011-08658

Klamath County, Oregon



00105155201100086580020021

07/26/2011 03:14:28 PM

Fee: \$42.00

After recording return to:

FALCON HEIGHTS WATER AND SEWER  
DISTRICT, a Service District of the State of  
Oregon

10301 Preddy Avenue  
Klamath Falls, OR 97603

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

FALCON HEIGHTS WATER AND SEWER  
DISTRICT, a Service District of the State of  
Oregon

10301 Preddy Avenue  
Klamath Falls, OR 97603

Escrow No. MT88720-DS

Title No. 0088720

SWD1 r.041111

### STATUTORY WARRANTY DEED

**ROBERT R. SMITH and SCOTT G. SMITH,**

Grantor(s), hereby convey and warrant to

**FALCON HEIGHTS WATER AND SEWER DISTRICT, a Service District of the State of Oregon,**

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:

Beginning at the section corner common to Sections 29, 28, 32 and 33, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence South along the section line 1346.72 feet to a point; thence North 89°13' East 499.28 feet to a 3/8" iron pipe as per recorded Survey No. 328 in 1964 by Archie D. Corzatt; thence South 18°59' East 640.20 feet to a point; thence South 40°11' East 387.80 feet to a point; thence South 27°58'20" East 452.15 feet to a point; henceforth referred to as Point No. 1 which is the point of beginning; thence South 27°58'20" East 252.20 feet to a point; thence South 82°57'20" East 831.95 feet to a point; thence South 32°08'20" East 633.45 feet to a point; thence South 70°52'40" East 384.80 feet to a point; thence South 20°04'40" East 363.00 feet to a point; thence West along the 1/16 line 1573.0 feet to a point; thence South to a point which is the Southwest 1/16 corner of Section 33; thence West along the South section line of Section 33 to a point that is 1030 feet East of the section corner of Sections 32, 33, 4 and 5, Township 39 South, Range 9 East of the Willamette Meridian and Township 40 South, Range 9 East of the Willamette Meridian; thence North 460.0 feet to a point; thence West 500.00 feet to a point; thence North 882.29 feet to a point; thence West 530.00 feet to a point on the West line of Section 33 that is 1342.29 feet North of the section corner of Sections 32, 33, 5 and 4, Township 39 South, Range 9 and Township 40 South, Range 9 East of the Willamette Meridian; thence North along the West section line of Section 33 to a point that is the West quarter corner of Section 33; thence East along the quarter line to Point No. 1 which is the point of beginning.

SAVING AND EXCEPTING any portion lying within any roads or highways.

FURTHER EXCEPTING that portion deeded to Chavez in Deed Volume 69 on Page 344-1 and Deed Volume 69, Page 344-3, Records of Klamath County, Oregon.

ALSO FURTHER EXCEPTING that portion deeded to Klamath Irrigation District in Deed Volume M-78 on Page 29044, Microfilm Records of Klamath County, Oregon.

LESS that portion deeded to the United States of America for the No. 20-E Drain, recorded January 9, 1933 in Book 99 at Page 332, 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:

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

420met

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 **26th** day of **July, 2011**.

  
ROBERT R. SMITH

  
SCOTT G. SMITH

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on **July 26, 2011** by ROBERT R. SMITH and SCOTT G. SMITH.

  
(Notary Public for Oregon)

My commission expires 9-8-13

