

1st 1721104

2011-008941

Klamath County, Oregon



00105509201100089410030031



THIS SPACE RE

08/03/2011 11:59:14 AM

Fee: \$47.00

After recording return to:  
Rick A. Carlson  
670 DelFatti Lane  
Klamath Falls, OR

Until a change is requested all tax statements  
shall be sent to the following address:  
Rick A. Carlson  
670 DelFatti Lane  
Klamath Falls, OR

File No.: 7021-1721104 (TM)  
Date: June 06, 2011

### STATUTORY WARRANTY DEED

**Jake M Fussell and Stacy M Fussell as tenants by the entirety**, Grantor, conveys and warrants to **Rick A. Carlson**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**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 **\$179,000.00**. (Here comply with requirements of ORS 93.030)

X

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 26 day of July, 2011.

② Jake M. Fussell  
Jake M Fussell

Stacy M. Fussell  
Stacy M Fussell

STATE OF ~~Oregon~~ CA )  
County of ~~Klamath~~ Siskiyou ) ss.

This instrument was acknowledged before me on this 26 day of July, 2011  
by **Jake M Fussell and Stacy M Fussell.**

Notary Public for ~~Oregon~~ CA  
My commission expires: status



**EXHIBIT A**

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**A TRACT OF LAND SITUATE IN THE E 1/2 SE 1/4 SW 1/4 OF SECTION 29, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE NORTHWEST CORNER OF THE E 1/2 SE 1/4 SW 1/4 OF SECTION 29, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN AND RUNNING; THENCE SOUTH ALONG THE WEST LINE OF THE SAID E 1/2 SE 1/4 SW 1/4, 330.00 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID E 1/2 SE 1/4 SW 1/4, 132.00 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID E 1/2 SE 1/4 SW 1/4, 330.00 FEET; THENCE WEST 132.00 FEET, MORE OR LESS TO THE POINT OF BEGINNING.**