

WTC 90808-KR

2011-008996

Klamath County, Oregon

THIS SPACE RES



00105583201100089960030034

08/04/2011 03:39:00 PM

Fee: \$47.00

After recording return to:

JON WILLEM C. VANBRAGT

3310 PLUM HILL ROAD

KLAMATH FALLS, OR 97601

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

JON WILLEM C. VANBRAGT

3310 PLUM HILL ROAD

KLAMATH FALLS, OR 97601

Escrow No. MT90808-KR

Title No. 0090808

SWD r.042611

STATUTORY WARRANTY DEED

ANTHONY T. DICARLO and CANDICE I. DICARLO, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

JON WILLEM C. VANBRAGT and COURTNEY VANBRAGT, 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 **\$432,500.00**.

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.

47ma

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 3 day of August, 2011.

Anthony T. DiCarlo
ANTHONY T. DICARLO

Candice I. DiCarlo
CANDICE I. DICARLO

State of Virginia
City Pepperson
County of Pepperson

This instrument was acknowledged before me on 3rd August, 2011 by ANTHONY T. DICARLO and CANDICE I. DICARLO.

Amy McDonald Blow
(Notary Public for City of Pepperson)

My commission expires April 30, 2013

AMY McDONALD BLOW
NOTARY PUBLIC
REGISTRATION # 7299342
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
APRIL 30, 2013

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

A tract of land located in the E1/2 SE1/4 NW1/4 of Section 22, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the Southeast corner of the NW1/4 of Section 22; thence North 00° 46' 35" East along the East boundary of the NW1/4 523.49 feet to a point; thence North 53° 32' 36" West 60 feet to a point; thence South 55° 06' 23" West 753.42 feet to a point; thence South 00° 38' 07" West 130.00 feet to a point; thence North 89° 50' 08" East 660.58 feet to the point of beginning.

PARCEL 2:

An easement sixty (60) feet in width lying thirty (30) feet on each side measured at right angles, situate in Section 22, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, of the center-line which is more particularly described as follows:

Beginning at a point on the Northwesterly right of way line of that certain county road known as "Old Fort Road", from which the center one-quarter corner of said Section 22 bears North 84°26'06" West 1041.44 feet; thence from said POINT OF BEGINNING North 50°03'34" West 9.54 feet; thence along the arc of a 830.00 foot radius curve to the left (Delta=17°46'53", long chord=North 58°57'00" West, 256.55 feet) 257.59 feet; thence North 67°50'27" West 64.34 feet; thence along the arc of a 800.00 foot radius curve to the right (Delta=06°59'19", long chord=North 64°20'48" West, 97.52 feet) 97.58 feet; thence North 60°51'08" West, 3317.03 feet; thence along the arc of a 1400.00 foot radius curve to the right (Delta=07°18'32", long chord=North 57°11'52" West 178.47 feet) 178.59 feet; thence North 53°32'36" West 283.39 feet to a point on the East line of the E1/2, SE1/4, NW1/4 of said Section 22 and the end of this easement, said point being further described as being North 00°46'35" East 523.49 feet from said center one-quarter corner of Section 22.