

MT91186-DS

THIS SPACE

2011-009353  
Klamath County, Oregon



00106032201100093530040049

08/12/2011 03:16:02 PM

Fee: \$52.00

After recording return to:

JOHN A. DAVIS, II

General Delivery

Klamath Falls, OR 97601

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

JOHN A. DAVIS, II

General Delivery

Klamath Falls, OR 97601

Escrow No. MT91186-DS

Title No. 0091186

SWD r.042611

**THIS DOCUMENT IS BEING SIGNED IN COUNTERPART.**

**STATUTORY WARRANTY DEED**

**NORMA J. DETROIT and LAURA NEEDHAM,**

Grantor(s), hereby convey and warrant to

**JOHN A. DAVIS, II,**

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:

Lot 18 of SUNRISE PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM that portion conveyed to Ronald L. Griffith et ux by instrument recorded August 2, 1984 in Volume M84 at page 13098, Microfilm Records of Klamath County, Oregon, to wit:

Beginning at a point at the Southeast corner of Lot 18 which is marked by a 1 foot rebar, thence North 00 ° 21' 00" West 96.10 feet more or less along the East line of Lot 18 to the Northeast corner, thence Westerly along the North line of Lot 18 a distance of 100 feet to a point, thence South 00 ° 21' 00" East 95.45 feet more or less to a point on the South line of Lot 18, thence East along the Southerly line of Lot 18, 100 feet to the point of beginning.

ALSO EXCEPTING THEREFROM all that portion conveyed to Klamath County, a political subdivision by Warranty Deed recorded January 2, 2003 in Volume M03, page 04232, microfilm Records of Klamath County, Oregon, to wit:

A parcel of land situated in the NW1/4 SW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon being a portion of Lot 18 of SUNRISE PARK and also Parcel 1 of Minor Land Partition 12-84, according to the official plats thereof

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on file in the office of the Klamath County Clerk and being more particularly described as follows:

Beginning at the Northwest corner of said Lot 18 and said Parcel 1, said point being at the intersection of the East right of way of Summers Lane and the South right of way of Bristol Avenue; thence North 89°37'53" East 8.00 feet along said South right of way of Bristol Avenue to a 5/8" iron pin, thence South 44°38'26" West 11.32 feet to a 5/8" iron pin on the east right of way of Summers Lane; thence North 00°21'00" West 8.00 feet along said East right of way of Summers Lane to the point of beginning.

The true and actual consideration for this conveyance is **\$85,000.00**.

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.

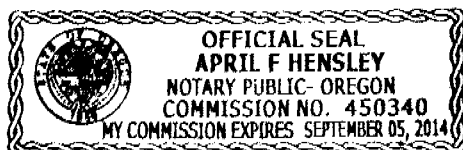
Dated this 11 day of August, 2011

Norma J. Detroit  
NORMA J. DETROIT

X  
LAURA NEEDHAM

State of Oregon  
County of KLAMATH CR

This instrument was acknowledged before me on August 11, 2011 by NORMA J. DETROIT.



April F. Hensley  
(Notary Public for Oregon)  
My commission expires 9-5-2014

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Dated this 11<sup>th</sup> day of Aug, 2011.

\_\_\_\_\_  
NORMA J. DETROIT

x Laura Needham  
LAURA NEEDHAM

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on \_\_\_\_\_, 2011 by NORMA J. DETROIT.

\_\_\_\_\_  
(Notary Public for Oregon)

My commission expires \_\_\_\_\_

State of Washington

County of Sno

This instrument was acknowledged before me on 8-11-11, 2011, by Laura Needham.

Lester L. Elsbree  
(Notary Public for Washington)

My commission expires 3-29-12

