

WTC 91170-LW THIS SPACE I



2011-009629
Klamath County, Oregon



08/22/2011 03:26:12 PM

Fee: \$47.00

After recording return to:

STANLEY E. HOLLAND

11680 STATE HIGHWAY 16

BROOKS, CA 95606

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

STANLEY E. HOLLAND

11680 STATE HIGHWAY 16

BROOKS, CA 95606

Escrow No. MT91170-LW

Title No. 0091170

SWD r.042611

STATUTORY WARRANTY DEED

KENNETH W. ROOF,

Grantor(s), hereby convey and warrant to

STANLEY E. HOLLAND and LELA HOLLAND, 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 **\$729,000.00**.

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.

47 Ant

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 17th day of August, 2011.

Kenneth W. Roof
KENNETH W. ROOF

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on August 17, 2011 by KENNETH W. ROOF.

Lisa Weatherby
(Notary Public for Oregon)



My commission expires 11/20/2011

LEGAL DESCRIPTION

"EXHIBIT A"

EXHIBIT "A" LEGAL DESCRIPTION

The E1/2 of the NW1/4 and the W1/2 of the NE1/4, SAVING AND EXCEPTING any portion lying South of the Langell Valley Irrigation District North Canal, and the NE1/4 of the SW1/4 of Section 21, Township 39 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH a 30 foot right of way of the East border of E1/2 of SE1/4 of SW1/4 and the SE1/4 of NE1/4 of the SW1/4 of Section 21, Township 39 South, Range 12 East of the Willamette Meridian, as reserved by James T. Evatt and Norma J. Evatt in Deed recorded July 27, 1992 in Volume M92, page 16543 and recorded December 23, 1993 in Volume M93, page 34528, Microfilm Records of Klamath County, Oregon.