

UTC 88527-KR

2011-009765

Klamath County, Oregon



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08/26/2011 11:20:01 AM

Fee: \$42.00

After recording, return to:

Matthew T. Parks
620 Main Street
Klamath Falls, OR 97601

Until further notice, mail tax statements to:

Matthew T. Parks
620 Main Street
Klamath Falls, OR 97601

WARRANTY DEED

JERRY E. BARRETT and CAROLINE K. BARRETT, husband and wife (Grantors), convey and warrant to AERO RANCHERO, LLC (Grantee), their heirs, successors, and assigns, the following described real property free of encumbrances except as specifically set forth herein:

Parcel 3 of Land Partition 47-09, in the SE ¼ Section 3, T41S, R10E, W.M., Klamath County Oregon.

Grantors hereby covenant that they shall not erect any structure on the adjacent real property that would substantially impair the view by Grantee over Grantors' property and the natural viewshed that overlays said property. The adjacent real property encumbered by this covenant is legally described as follows:

A parcel of land located in the SE ¼ of Section 3, T41S, R10E, W.M., Klamath County, Oregon, being more particularly described as follows: From the ¼ Corner of Sections 3 and 10 go N 0°17'30"E 1158.62 feet to the True Point of Beginning for this parcel, identical with the most northern point of Parcel 3, Land Partition 47-09; thence N 0°17'30"E 260.00 feet, thence East 120.00 feet, thence N. 40°00'00"E 230.00 feet, thence East 194.12 feet, thence S 9°06'53"E 983.28 feet, thence West 264.48 feet to the southeast corner of Parcel 3, Land Partition 47-09, thence following the northeastern boundary of Parcel 3, Land Partition 47-09, N 12°07'13"W 360.00 feet, thence N 56°53'13"W 332.86 feet to the True Point of Beginning.

The true consideration for this conveyance is \$35,000.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE

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42nd

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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

DATED this 25th day of August, ~~2010~~ ²⁰¹¹.

Jerry E. Barrett
Jerry E. Barrett

Caroline K. Barrett
Caroline K. Barrett

STATE OF OREGON, County of Klamath) ss.

The foregoing instrument was acknowledged before me this 25th day of August, 2011, by Jerry E. Barrett and Caroline K. Barrett, who personally appeared.

Kristi L. Redd
Notary Public for Oregon
My Commission expires: 11/16/2011

