

1st 1736792

2011-009975

Klamath County, Oregon



THIS SPAC



08/31/2011 02:18:36 PM

Fee: \$47.00

After recording return to:
Robert Blake
29862 Drews Road
Sprague River, OR 97639

Until a change is requested all tax statements
shall be sent to the following address:
Robert Blake
29862 Drews Road
Sprague River, OR 97639

File No.: 7021-1736792 (ALF)
Date: July 14, 2011

STATUTORY WARRANTY DEED

Steven S. Sharpe, Trustee of the trust created under the will of Philip M Sharpe for the benefit of Christopher Sharpe, Grantor, conveys and warrants to **Robert Blake**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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

LOT 24 OF NIMROD RIVER PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.

AND A PORTION OF LOT 27 OF NIMROD RIVER PARK AS SHOWN ON PLAT OF RECORD, KLAMATH COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 24; THENCE SOUTH 01°04' EAST TO A POINT OF THE SOUTH LINE OF LOT 27 OF SAID NIMROD RIVER PARK; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 27, TO A POINT, WICH POINT IS THE INTERSECTION OF THE SOUTH LINE OF LOT 27 AND THE SOUTHERLY PROLONGATION OF THE WESTERLY SIDE LINE OF LOT 24 (THE BEARING OF SAID PROLONGATION IS SOUTH 01°04' EAST); THENCE NORTH 01°04' WEST, ALONG SAID PROLONGATION TO THE SOUTHWEST CORNER OF SAID LOT 24; THENCE NORTH 88°56' EAST 14.14 FEET; THENCE NORTH 76°02'30" WEST 88.90 FEET, THE POINT OF BEGINNING.

ALSO LOT 23 OF NIMROD RIVER PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

TOGETHER WITH A PORTION OF LOT 27 OF NIMROD RIVER PARK, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

True + Actual consideration \$39,000.00

**BEGINNING AT THE MOST SOUTHEASTERLY CORNER OF LOT 23, NIMROD RIVER PARK;
THENCE SOUTH 1°04' EAST ACROSS LOT 27 TO THE NORTH BANK OF THE SPRAGUE RIVER;
THENCE WESTERLY ALONG THE NORTH BANK OF THE SPRAGUE RIVER TO A POINT, WHICH
POINT IS THE INTERSECTION OF THE NORTH BANK OF SAID RIVER AND THE SOUTHERLY
PROLONGATION OF THE WESTERLY SIDE LINE OF LOT 23; THENCE FROM SAID POINT
NORTH 1°04' WEST ALONG SAID PROLONGATION TO THE MOST SOUTHWESTERLY CORNER
OF SAID LOT 23; THENCE SOUTH 76°02'30" EAST 103.54 FEET TO THE POINT OF
BEGINNING.**

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.
2. Taxes for the fiscal year 2011-2012 a lien, but not yet payable.

The true consideration for this conveyance is **\$39,000.00**. (Here comply with requirements of ORS 93.030)

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 25TH day of August, 20 11.

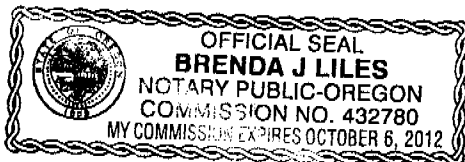
Steven S. Sharpe, Trustee of the trust
created under the will of Philip M Sharpe for
the benefit of Christopher Sharpe

St. S Sharpe trustee
Steven S Sharpe, Trustee

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 25th day of August, 20 11
by **Steven S. Sharpe, Trustee.**

Brenda J Liles



Notary Public for Oregon
My commission expires: