

WTC 91445-DS

THIS SPACE

2011-010188

Klamath County, Oregon



00107094201100101880020025

09/08/2011 11:07:47 AM

Fee: \$42.00

After recording return to:

MARTIN SANCHEZ

P. O. Box 464

Fort Klamath, OR 97626

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

MARTIN SANCHEZ

P. O. Box 464

Fort Klamath, OR 97626

Escrow No. MT91445-DS

Title No. 0091445

SWD r.042611

STATUTORY WARRANTY DEED

VELMA L. RADON,

Grantor(s), hereby convey and warrant to

MARTIN SANCHEZ and PAULA SANCHEZ, 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:

A tract of land situated in the SE1/4 of Section 28, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the iron pipe monument marking the Southeast corner of said Section 28; thence North 89° 43' 25" West 438.24 feet to the Southeast corner of that tract of land described in deed Volume M78 at page 10129, Microfilm Records of Klamath County, Oregon, said point being South 89° 43' 25" East 185.00 feet from the Easterly right of way line of the Dalles-California highway; thence North 02° 23' 57" West 605.71 feet to a 1/2" iron pin, being the Southeast corner of that tract of land described as Parcel 1 in Deed Volume M76 at page 17120, Microfilm Records of Klamath County, Oregon; thence North 08° 42' 54" West, along the easterly line of said tract 55.46 feet to a 5/8" iron pin with a Tru-Line Surveying plastic cap and being the true point of beginning of this description; thence continuing North 08° 42' 54" West along the Easterly line of said Tract, 670.27 feet to a 5/8" iron pin; thence South 89° 31' 16" East, generally along an existing fence, 573.57 feet to a 1/2" iron pin on the East line of said Section 28; thence South on the Section line 534.85 feet to the Northeast corner of that tract of land described in Deed Volume 334 at page 128, Microfilm Records of Klamath County, Oregon, thence on the boundaries of said tract, West 82.82 feet and South 125.00 feet to a 5/8" iron pin with a Tru-Line Surveying plastic cap, thence North 89° 40' 48" West 389.18 feet to the true point of beginning, with bearings based on the East line of said Section 28 as being South.

The true and actual consideration for this conveyance is **\$35,000.00**.

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.

42mst

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.

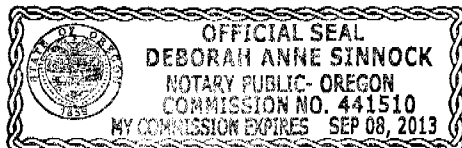
Dated this 8th day of Sept., 11.

Velma L. Radon
VELMA L. RADON

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 9-8, 2011 by VELMA L. RADON.

Deborah Anne Sinnock
(Notary Public for Oregon)



My commission expires 9-8-13